



Planning Division

2001 Statistical Report

**55 N Center St
P.O. Box 1466
Mesa, AZ 85211-1466
(480) 644-2385**

**Internet Address:
<http://www.ci.mesa.az.us/planning>**

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Community Information

History

Founded 1878
Incorporated July, 1883

Elevation

1,241 feet above sea level

Weather

Average maximum temperature 84.9 degrees Fahrenheit
Average minimum temperature 52.9 degrees Fahrenheit
Average total precipitation 7.52 inches

Taxes

No municipal property tax
1.5 % sales tax

Population

412,722 (December 31, 2001) Estimate based on the active water meter accounts.
Benched to 2000 Census

Area

128.5 Square Miles (December 31, 2001)

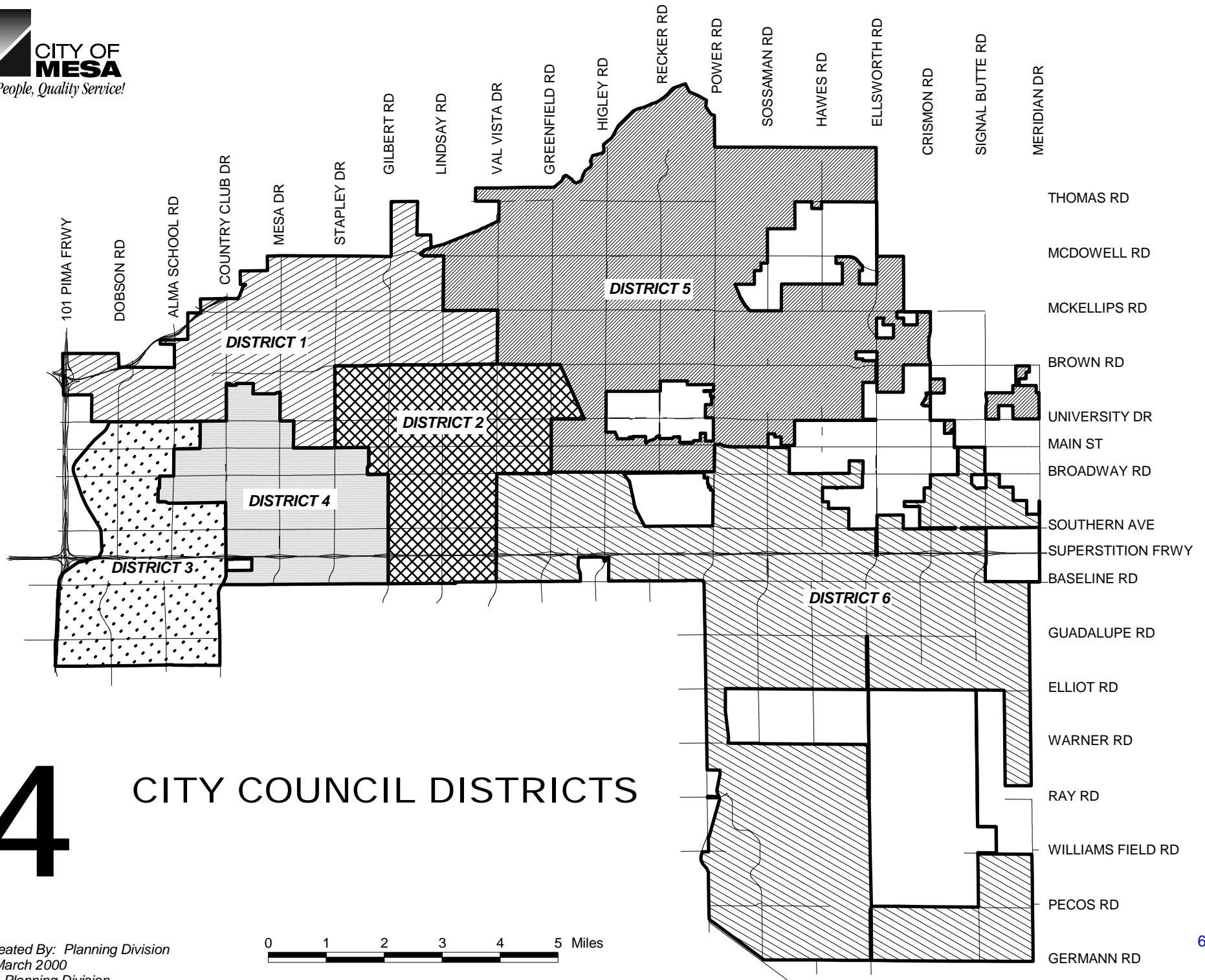
Mayor, Vice Mayor & Council Members

(December 31, 2001)

Mayor	Keno Hawker
Vice Mayor	Jim Davidson (at large)
Council Member	Pat Pomeroy (at large)
Council Member	Bill Jaffa (at large)
Council Member	Claudia Walters (District 1)
Council Member	Mike Whalen (District 2)
Council Member	Dennis Kavanaugh (District 3)

Effective as
of the March
2001
City Council
Election

Council District Map



Development Services Department

Jack Friedline Development Services Manager

Planning Division

Frank Mizner Planning Director *

John Gendron	Zoning Administrator
Jackie Redpath	Management Asst. II
Dorothy Chimel	Principal Planner* **
Tom Albright	Principal Planner
Lisa Johnson	Principal Planner*
Jo Ferguson	Senior Planner
Gordon Sheffield	Senior Planner*
Laura Hyneman	Senior Planner**
Wahid Alam	Planner II*
Anne Blech	Planner II*
Bill Winfield	Planner II*
Tom Ellsworth	Planner II
Leena Hernigle	Planner II
JD Trebec	Planner II
Anthony Farier	Planner II
Lesley Davis	Planner I
Rich McAllister	Planner I
Veronica Gonzalez	Planner I
Ryan Heiland	Planner I
Tim Lillo	Building Plans Examiner
Peggy Hull	Building Plans Examiner
Angelica Zuniga	Building Plans Examiner

Debbie Archuleta	Planning Assistant
Shawn Becker	Planning Assistant
Lois Underdah	Planning Assistant
Maria Salaiz	Planning Planning
Krissa Hargis	Planning Assistant
Cynthia Lisonbee	Administrative Support Asst. II
Christine Grabo	Administrative Support Asst. I
Elisa Aguilar	COE Clerk
Karris Jenkins	COE Clerk
Robin Salmaggi	GIS Coordinator
Tony Bianchi	GIS Specialist
Benjamin Kim	GIS Specialist
Kathy Maurer	GIS Supervisor
Randy Gutierrez	GIS Supervisor
Hunter Moore	Sr. GIS Technician
Yolanda Garcia	Sr. GIS Technician
Jodi Holzhauer	Sr. GIS Technician
Carla Morris	Sr. GIS Technician
Eloy Chavez	GIS Technician
Ann Brzuskiwicz	GIS Technician
Art Atencio	GIS Technician
Christopher Ramos	Planning Intern

* AICP (American Institute of Certified Planners)
** Registered Architect, State of Arizona
As of December 31, 2001

Planning Division Home Page

<http://www.ci.mesa.az.us/planning>

POPULATION FIGURES

- 1990, 1995, and 2000 Census information
- Monthly population estimates

CENSUS DEMOGRAPHICS

- Data tables and charts (1990, 1995, and 2000)

EXISTING LAND USE INFORMATION

- Map of residential, commercial, industrial, etc.

ORDINANCE, GUIDELINES, & REGULATIONS

- Mesa Zoning Ordinance
- Mesa Sign Code
- Mesa Subdivision Regulations

THE CITY OF MESA 1996 & 2025 GENERAL PLAN

- Text & Maps (proposed land uses, transportation, parks,& public facilities)



Zoning
Ordinance
Amendments

General Plan

Major
Activities

Annexations

General
Development
Trends

Outlook for
2002

Statistical Report
2001

Planning Division 2001 Overview

Zoning Administrator

PURPOSE

Interpret the Zoning Ordinance. Hear and decide appeals of alleged error in decisions made by an administrative official in the enforcement of the provisions of the Zoning Ordinance. Hear and decide Special Use Permits and Variance applications. The Zoning Administrator may refer any of the matters on which he is authorized to rule directly to the Board of Adjustment or City Council for action.

2001 Board of Adjustment & Zoning Administrator Cases

Type	Board of Adjustment			Zoning Administrator			TOTALS FOR BD ADJ & ZON ADM		
	Approved	Denied	Withdrawn	Approved	Denied	Withdrawn	Requests		
VARIANCES				VARIANCES					
Accessory living quarters		1					1	1.01%	
Auto service							0	0.00%	
Building height	1		1	1			3	3.03%	
Comprehensive sign plan	2						2	2.02%	
Car wash							0	0.00%	
Fence	5			7			12	12.12%	
General	3			13	1		17	17.17%	
Landscaping	3		2	7			12	12.12%	
Night watchman's quarters							0	0.00%	
Mini storage							0	0.00%	
Paving							0	0.00%	
Parking	2		1	8			11	11.11%	
Sign	3	2		5		1	11	11.11%	
Setback	8	7	4	8			27	27.27%	
Special event							0	0.00%	
Tower							0	0.00%	
Right of way	1		2				3	3.03%	
Totals	28	10	10	49	1	1	99	100.00%	
SPECIAL USE PERMITS				SPECIAL USE PERMITS					
Accessory living quarters	2		2	2			6	7.69%	
Auto service	5			2			7	8.97%	
Assisted Living							0	0.00%	
Building height							0	0.00%	
Comprehensive sign plan	7	1		6			14	17.95%	
Car wash	2			1			3	3.85%	
Fence				1			1	1.28%	
General	2			8			10	12.82%	
Landscaping				1			1	1.28%	
Night watchman's quarters							0	0.00%	
Mini storage							0	0.00%	
Paving							0	0.00%	
Parking							0	0.00%	
Outdoor seating/entertainment				1			1	1.28%	
Sign				1			1	1.28%	
Setback							0	0.00%	
Special event				8			8	10.26%	
Tower	6	1		18		1	26	33.33%	
Right of way							0	0.00%	
Totals	24	2	2	49	0	1	78	100.00%	
MODIFICATIONS				MODIFICATIONS					
Auto service			1	2			3	25.00%	
Setback				3			3	25.00%	
Comprehensive sign plan			1	3			4	33.33%	
General				1			1	8.33%	
Tower				1			1	8.33%	
Totals	0	0	2	10	0	0	12	91.67%	
INTERPRETATIONS				INTERPRETATIONS					
General							0	#DIV/0!	
Totals	0	0	0	0	0	0	0	#DIV/0!	
	Approved	Denied	Withdrawn	Approved	Denied	Withdrawn			
TOTALS BY BREAKDOWN	52	12	14	108	1	2			
	66.67%	15.38%	17.95%	97.30%	0.90%	1.80%			
	Board of Adjustment			Zoning Administrator					
TOTAL NUMBER OF CASES	62			104			TOTAL # OF CASES 166		
TOTAL NUMBER OF REQUESTS	78			111			TOTAL # OF REQUESTS 189		
* ONE CASE MAY CONTAIN MORE THAN ONE REQUEST				Source: Mesa Planning Division (2002)					

2001 Zoning Administrator Cases

113 REQUESTS INVOLVING 101 CASES

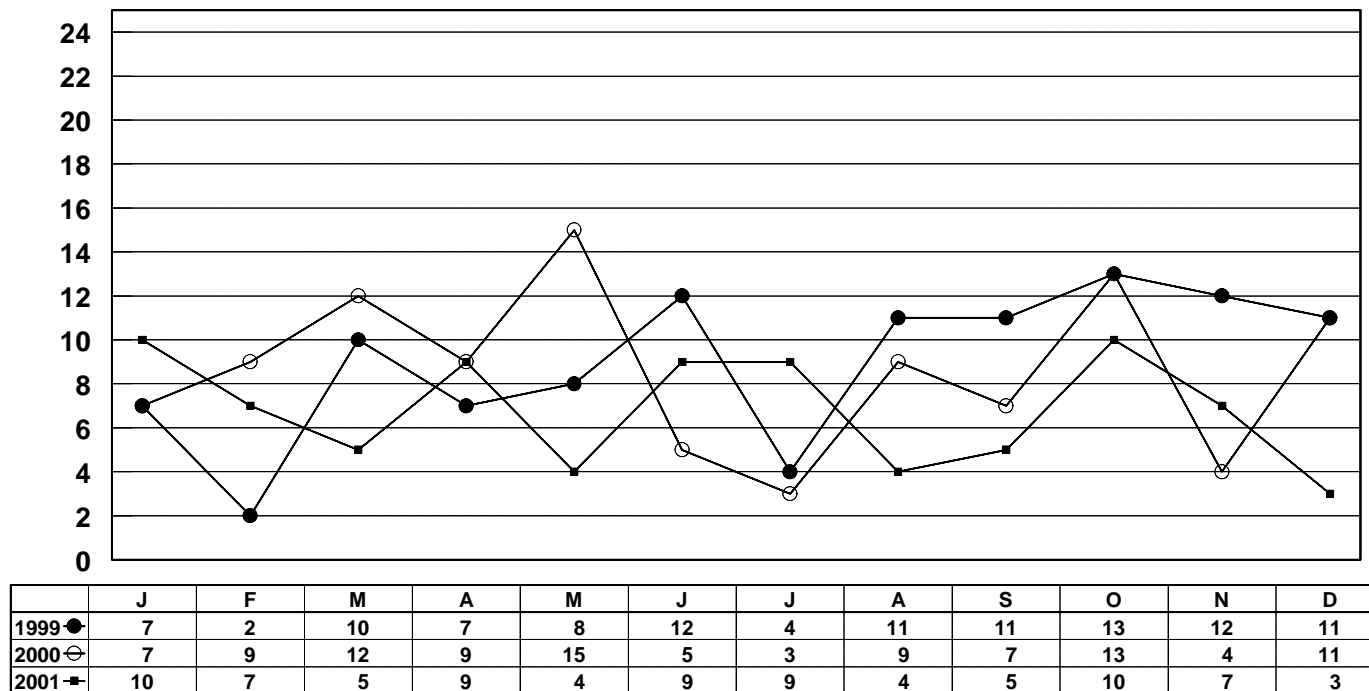
CASES HEARD BY THE ZONING ADMINISTRATOR

Variance Requests

51

Special Use Permit Requests

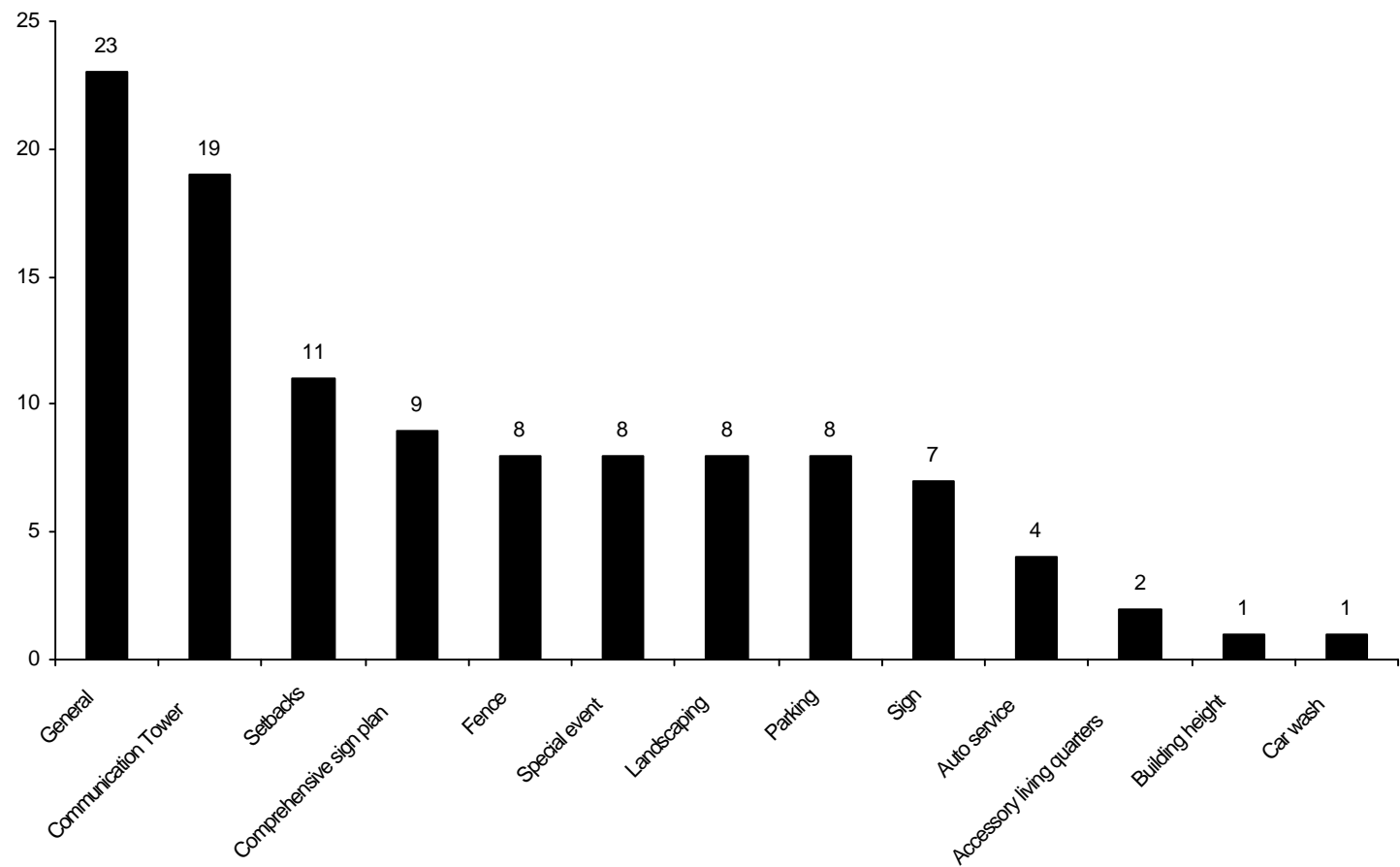
50



ANNUAL TOTALS: 1999 = 108, 2000 = 104, 2001 = 101

Zoning Administrator 2001

BREAKDOWN BY TYPES OF CASES HEARD



Zoning Board of Adjustment

PURPOSE

Hear and decide appeals from the actions of the Zoning Administrator when granting or denying Variances or Special Use Permits, or in the interpretation of the provisions of the Zoning Ordinance. Hear and decide appeals of alleged error in order, requirement, or decisions made by the Zoning Administrator in the enforcement of the Zoning Ordinance. Hear and decide Special Use Permits and Variance applications. Hear and decide all matters referred by the Zoning Administrator.

Members: Clark Richter, Chair
Jerri Martin, Vice Chair
Greg Hitchens
Webb Crockett
Skip Nelson
Bud Page
Nicholas Bischoff

2001 Board of Adjustment Cases

76 REQUESTS INVOLVING 62 CASES

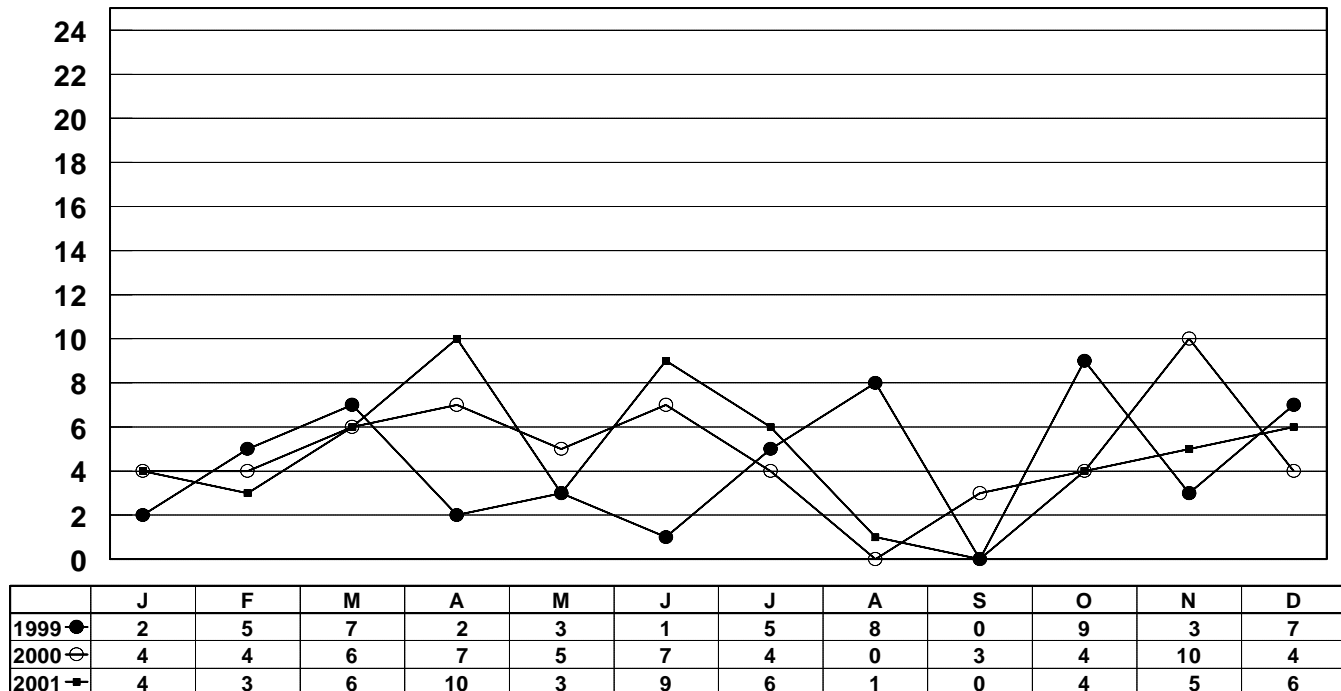
CASES HEARD BY THE BOARD OF ADJUSTMENT

Variance Requests

48

Special Use Permit Requests

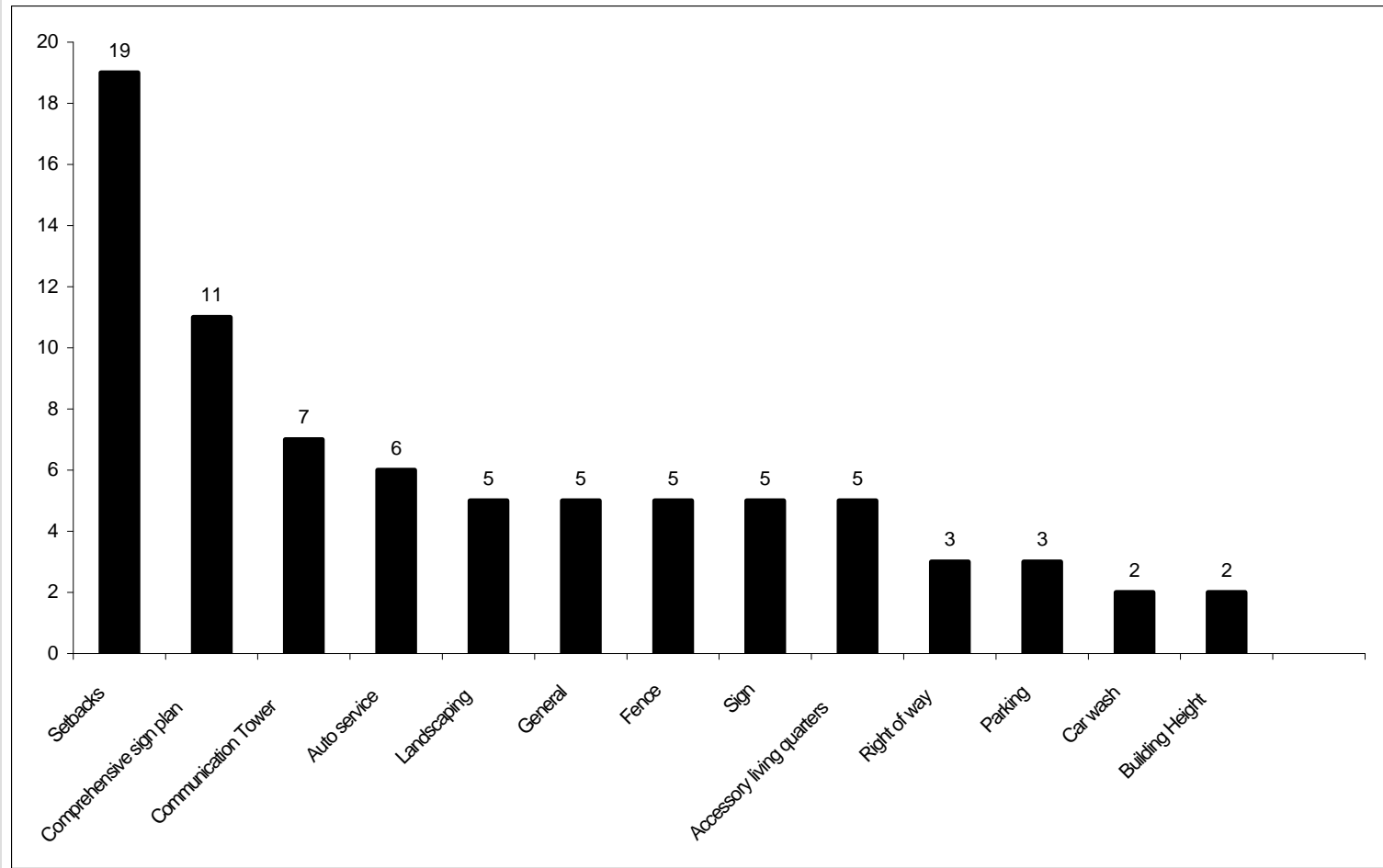
28



ANNUAL TOTALS: JANUARY THROUGH DECEMBER
1999 = 52, 2000 = 58, 2001 = 62

Board of Adjustment Cases 2001

BREAKDOWN BY TYPES OF CASES HEARD



Zoning Citations

PURPOSE

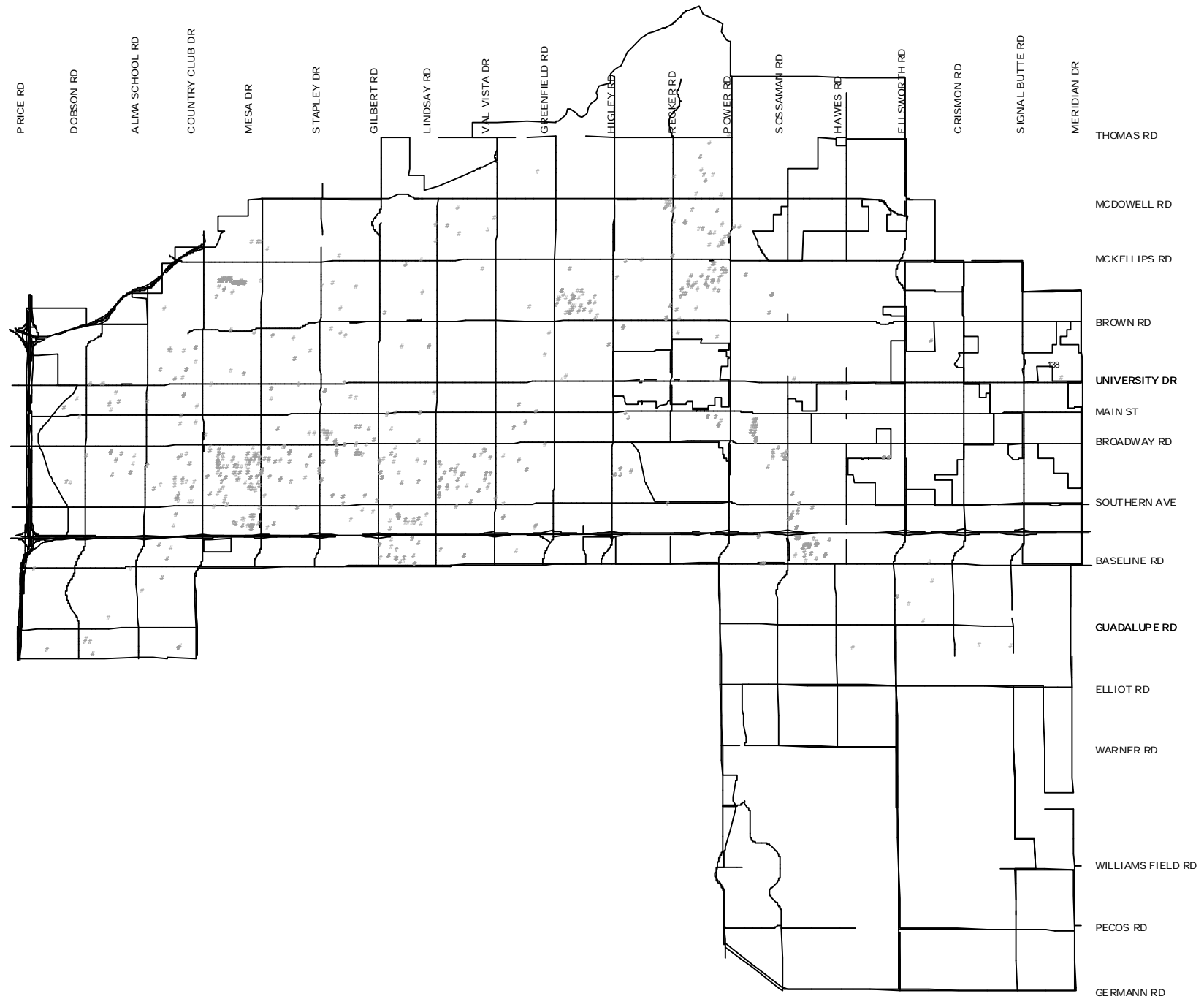
Inspectors seek voluntary compliance with the provisions of the Zoning Ordinance through notices of violation or warning.

Civil citations are issued when voluntary compliance is not met. Citations direct the responsible party to pay a fine of fifty dollars within ten days after the issuance of the citation, or appear in person or through an attorney before the Civil Hearing Officer and admit or deny the allegations contained in the citation.

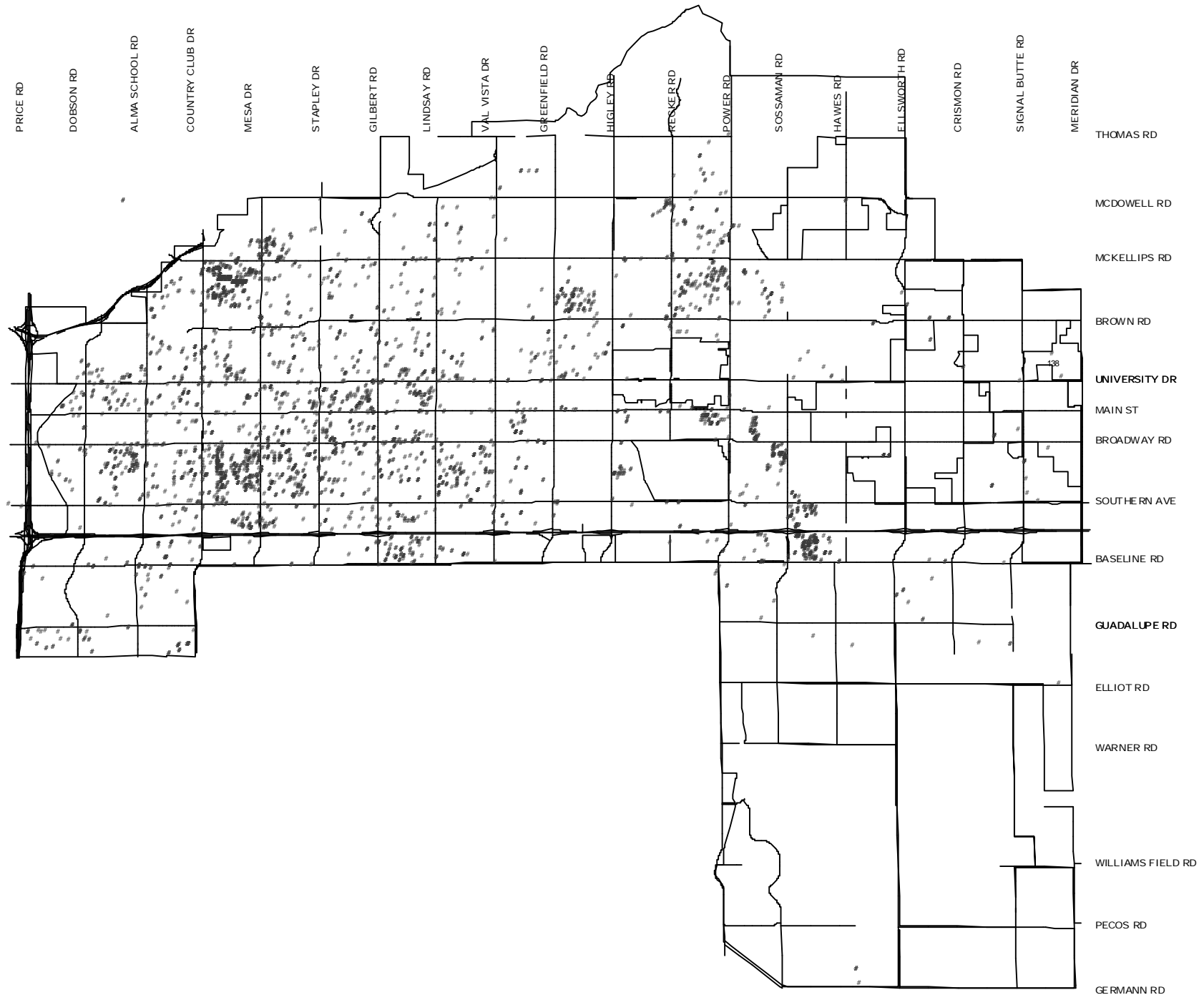
The Civil Hearing Officer shall enter judgment, declaring the party responsible or not responsible. If the party is found responsible the Civil Hearing Officer shall impose a civil sanction of not less than one hundred dollars nor more than five hundred dollars for each violation.

Any civil fine or judgment shall constitute a lien against the real property of the responsible party that is recorded with the Maricopa County Recorder.

Citation Locations 2001

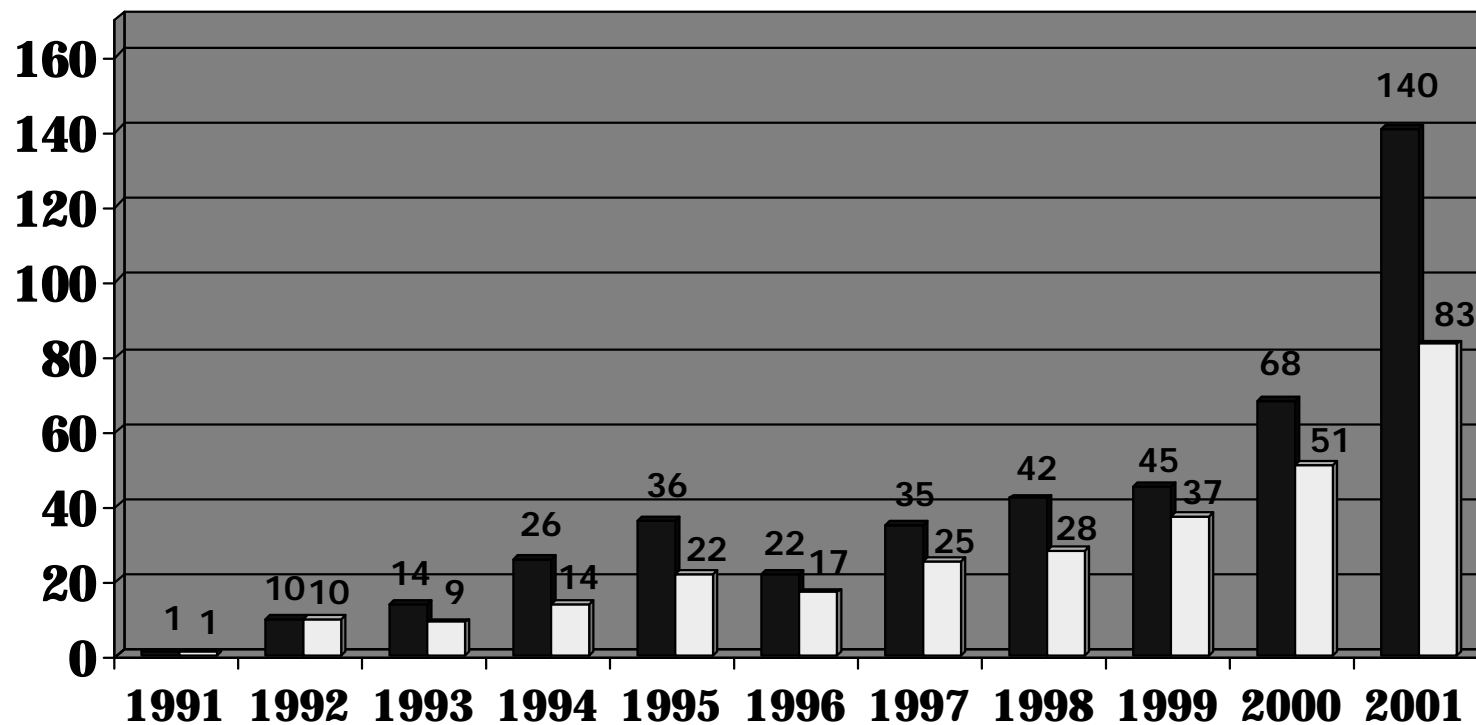


Citation Locations 1991-2001



Citations Considered at Hearings/No. of Hearings 1991 - 2001

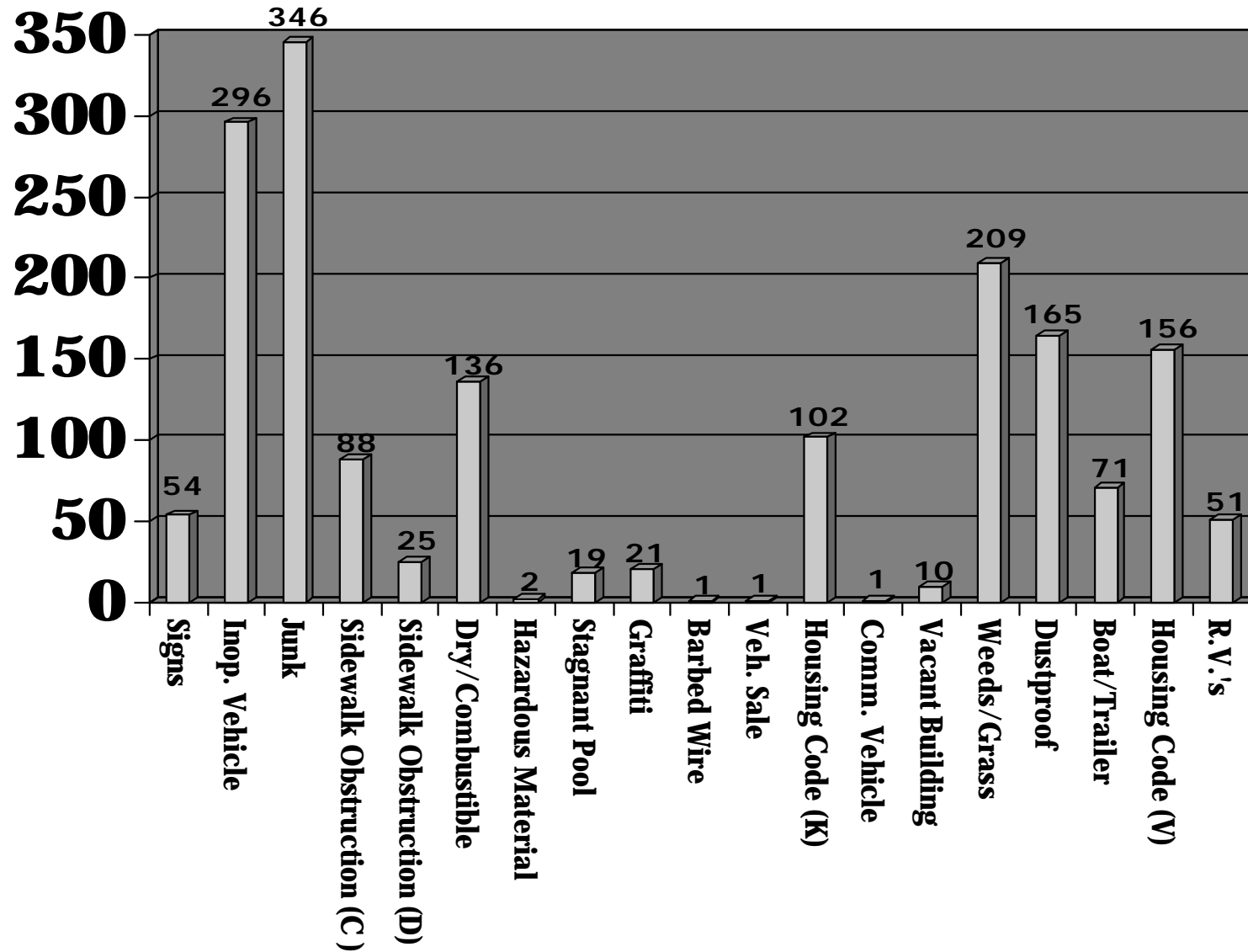
■ No. Citations □ No. Hearings



Percentage of Citations
Scheduled for Hearings:

2.9% 10% 6.8% 9.5% 9.3% 7.7% 8.8% 5.1% 4.6% 6.0% 7.7%

Citations Issued By Violation Section (2001)



Design Review

PURPOSE

An advisory board who review and decide on development proposals involving the following: multi residence projects, commercial and industrial projects that have frontage on an arterial street and/or have greater then 20,000 square feet of gross floor area. Hears and makes recommendations on appeals to use alternative materials or methods to satisfy Mesa's design related development requirements. Make recommendations to City Council regarding changes in design and development standards, staff implementation of design related standards, and the aesthetic appearance of proposed new developments. Hear appeals from staff decisions applying the provisions of the Design Guidelines. Hear and make recommendations on other matters as directed by City Council.

Members: John O'Hara, Chair
Carie Allen, Vice Chair
Randy Carter
Jillian Hagen
John Poulsen
Robert Saemisch
Anne Schwaderer

2001 Design Review Cases

CASE TYPES FOR DESIGN REVIEW

14 OFFICES

11 RETAIL (UNCLASSIFIED)

8 RESTAURANTS / DRIVE-INS

5 GAS / CONVENIENCE STORES

5 CLINICS / MEDICAL

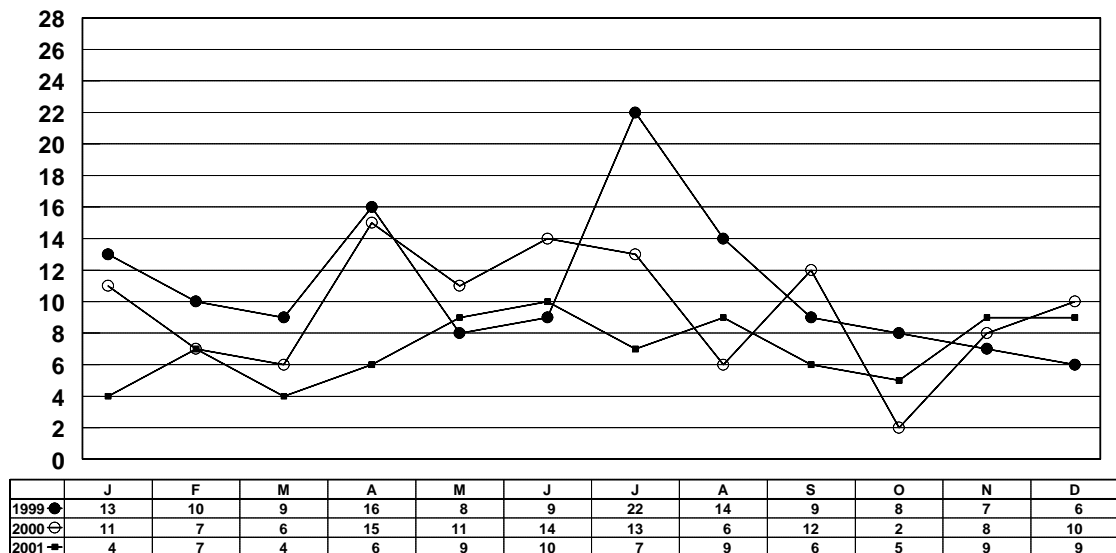
5 SHOPPING CENTERS

2 DRUG STORES

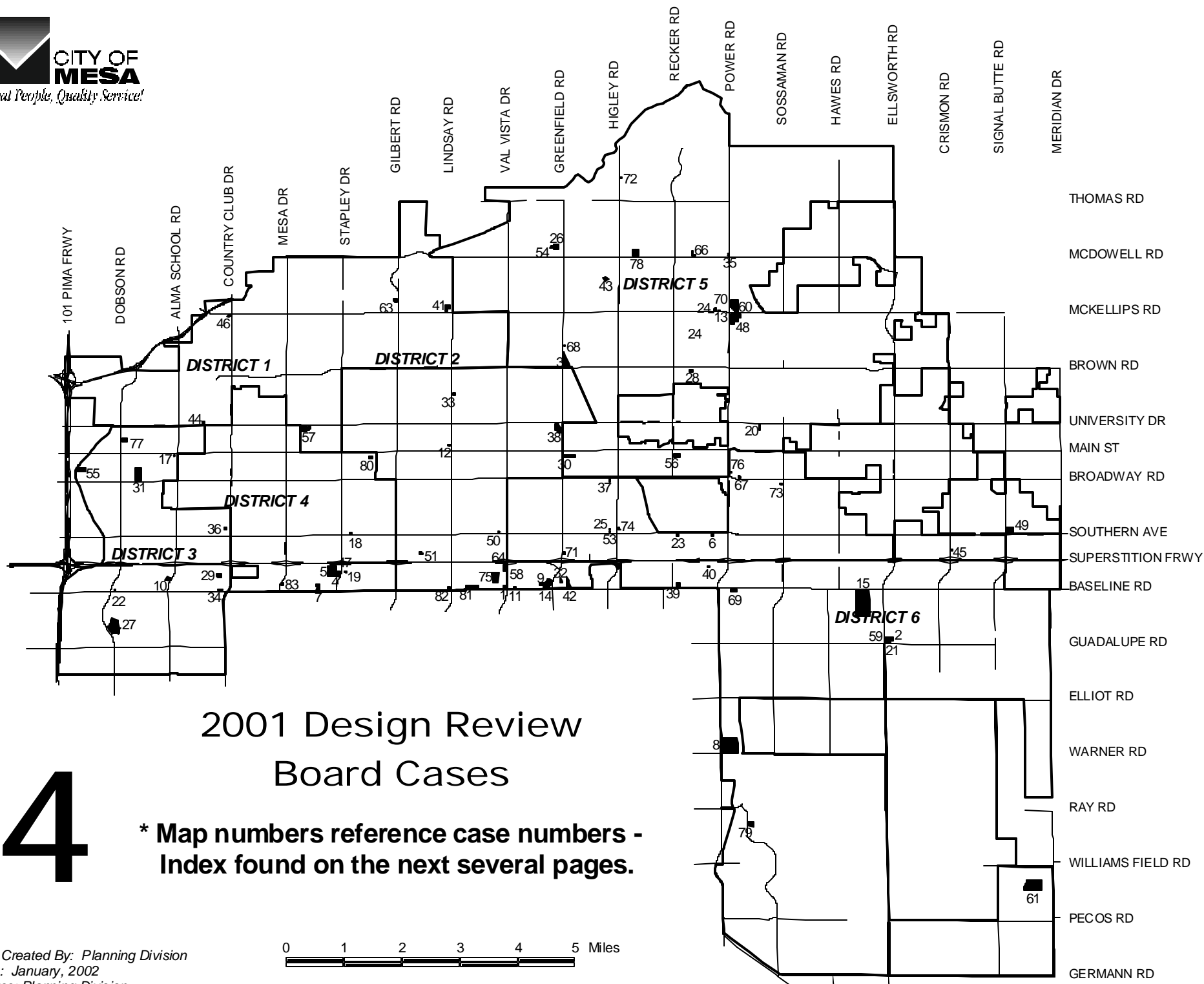
2 AUTO SERVICE FACILITIES

1 APARTMENT COMPLEX

CASES HEARD BY THE DESIGN REVIEW BOARD



ANNUAL TOTALS: JANUARY THROUGH DECEMBER
1999 = 131, 2000 = 115, 2001 = 85



Design Review Cases for 2001

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
1	DR01-001	1920 S VAL VISTA	RETAIL SHOPS	M-1-BIZ	1.49	12165
2	DR01-002	9252 E GUADALUPE	MINI-STORAGE	C-2	4.62	72436
3	DR01-003	NEC BROWN GREENFIELD	RETAIL CENTER	C-2	10.29	94683
4	DR01-004	1664 S. STAPLEY	GAS STATION, C-STORE, CAR WASH, FAST FOOD	M-1	1.62	10819
5	DR01-005	1620, 1630, 1640 S STAPLEY	SIGN PACKAGE	M-1	19.83	284288
6	DR01-006	6451 E SOUTHERN	SIGN PACKAGE	C-2-DMP	0.696	2783
7	DR01-007	858 EAST BASELINE	HEALTH CAMPUS	M-1	2.86	30028
8	DR01-008	7802 E BASELINE	MEDICAL OFFICE	O-S	1.02	9400
9	DR01-009	4207, 4225, 4257, 4317, 4331 S. POWER RD.	COMMERCE PARK	M-1-PAD-AF-CUP, C-2-PAD-AF	52	
10	DR01-010	4125 EAST VALLEY AUTO DR.	OFFICE BUILDINGS	M-1	2.51	30821
11	DR01-011	1830 S ALMA SCHOOL	OFFICE PROJECT	C-1-PAD	4.4	53248
12	DR01-012	3720 E. BASELINE	TIRE STORE	C-2	1.03	8420
13	DR01-013	26 N LINDSAY	THRIFT STORE	C-2	1.35	10000
14	DR01-014	6648 E MCKELLIPS	RESTAURANT	C-2	1.32	5551

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
15	DR01-015		RETAIL KMART AND GROCERY	C-2	15	166589
16	DR01-016	8065 E BASELINE	WALL ART	R-4-PAD	80.41	
17	DR01-017	1740 W BROADWAY	WATER DISTRIBUTION FACILITY	M-1	3.1	28000
18	DR01-019	1316 E SOUTHERN	PHYSICAL THERAPY OFFICE	O-2	0.75	4738
19	DR01-020	652 N COUNTRY CLUB DRIVE	OFFICE COMPLEX	R-4	1.28	12000
20	DR01-021	1635 S STAPLEY DRIVE	RESTAURANT	C-2	0.37	5970
21	DR01-023	SWC SUN VALLEY & UNIVERSITY	OFFICES/CONDOMINIUMS	C-2	10.02	115200
22	DR01-024	NEC GUADALUPE & ELLSWORTH	RETAIL	C-2	2.34	16784
23	DR01-025	1950 W BASELINE RD	KFC/AW RESTAURANT	C-2	0.51	3258
24	DR01-026	6100 BLOCK E SOUTHERN	RETAIL	C-2	1.408	10000
25	DR01-028	NW CORNER OF HIGHLEY ROAD AND SOUTHERN	COMMERCIAL - SALON STUDIOS	C-2	1.8	10480
26	DR01-029	4250 E OASIS	OFFICE/MANUF/WAREHOUSE	M-1	5.7	55873
27	DR01-030	1960 W KEATING	APARTMENT COMPLEX	R-3	0.67	2538
28	DR01-032	550 W JUANITA		M-2	3.9	44152
29	DR01-034	1720 W BROADWAY	DISTRIBUTION/RETAIL	M-1	12.41	117928

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
30	DR01-038	540 W BASELINE	GAS STATION	C-3	1.2	4052
31	DR01-039	6744 E MCDOWELL & 2832 N POWER	SHOPS	C-2	14.3	129955
32	DR01-040	1120 S COUNTRY CLUB	REMODEL OF EXISTING IN-LINE RETAIL	C-2	15.6	146001
33	DR01-041	5025 E BROADWAY	OFFICE BUILDING	O-S	0.83	2000
34	DR01-042	4333 E UNIVERSITY	POLICE SUBSTATION	C-2	9.23	27989
35	DR01-043	6052 E BASELINE	OFFICE WAREHOUSE BUILDING	M-1	3	32040
36	DR01-044	6550 E SUPERSTITION SPRINGS	CREDIT UNION BRANCH	C-2-DMP	1.06	6000
37	DR01-045	2700 E MCKELLIPS	MINI-STORAGE	C-2	4.95	85830
38	DR01-046	4629 E BASELINE	OUT-PATIENT SURGICAL HOSPITAL	M-1-PAD	7.165	35500
39	DR01-047	5865 S SOSSAMAN	HANGAR FACILITY WITH ATTACHED OFFICES	M-1	1.55	26825
40	DR01-048	5030 E FALCON DR	OFFICE/WAREHOUSE	M-1	2.34	33240
41	DR01-049	818 W UNIVERSITY	GA STATION C-STORE	C-3/C-2	1.88	4100
42	DR01-050	CRISMON AND HAMPTON	JACK IN THE BOX WITH DRIVE THROUGH	C-2	0.78	2867
43	DR01-051	427 W MCKELLIPS	JACK IN THE BOX WITH DRIVE THROUGH WINDOW	C-2	1.27	2895
44	DR01-052	1636 S STAPLEY	RESTAURANT	M-1	1.67	6351

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
45	DR01-054	SWC POWER AND MCKELLIPS	SHOPPING CENTER	C-2	16	127430
46	DR01-056	NWC SOUTHERN AND VAL VISTA	RETAIL STORE	C-1	0.8	8022
47	DR01-057	1502 S 24 ST	CITY OF MESA FIRE STATION	R1-7	0.76	8243
48	DR01-058	5010 E FALON DR	OFFICE/AIRCRAFT HANGAR	M-1	2.2	36696
49	DR01-059	5858 E SOUTHERN	VIDEO STORE	C-2	0.97	7400
50	DR01-061	DOVER INDUSTRIAL PARK LOTS 2 - 4	AUTO PAINT SHOP	M-1	2.01	19422
51	DR01-062	235 S EL DORADO	GRAIN SILOS	M-1	3.56	43408
52	DR01-063	NEC RECKER & ARBOR	MEDICAL OFFICE	C-3	2.67	12236
53	DR01-064	655 E UNIVERSITY	CHURCH - CHILDREN'S CENTER	R-2	12.14	18918
54	DR01-065	1702 S VAL VISTA	FLOOR COVERING STORE	C-2-DMP-BIZ	0.86	10000
55	DR01-066	6750 E MAIN	DRUG STORE	-2	1.58	15028
56	DR01-067	SEC GUADALUPE & SOSSAMAN	DRUG STORE	C-2	2.07	11987
57	DR01-068	2707 S ELLSWORTH				
58	DR01-068	2707 S ELLSWORTH	GAS STATION C-STORE	C-2	1.64	4172
59	DR01-069	NEC POWER & MCKELLIPS	REVISIONS TO AN APPROVED RETAIL CENTER	C-2	20	70921

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
60	DR01-070	SEC BROWN AND ELLSWORTH	SHOPPING CENTER	C-2	9.42	91160
61	DR01-071	6205 S MOUNTAIN RD	MANUFACTURING FACILITY	M-2-CUP	36.45	48081
62	DR01-072	4353 S POWER	GAS STATION C-STORE	C-2-PAD	1.7	9688
63	DR01-073	2158 N GILBERT	OFFICE BUILDINGS	O-S	3.12	32256
64	DR01-074	1644 S VAL VISTA	RESTAURANT	C-2-BIZ-DMP	1.5	7242
65	DR01-075	1656 S VAL VISTA	MULTI-TENANT RETAIL BUILDING	C-2-BIZ	0.96	9600
66	DR01-076	6432 E MCDOWELL	OFFICE BUILDINGS	O-S	4.2	27200
67	DR01-078	3931 N HIGLEY	MANUFACTURING FACILITY	M-1	1.92	12000
68	DR01-079	NWC BROADWAY & 70	MEDICAL OFFICE	C-2	1.91	15302
69	DR01-081	4404 E HOBART	OFFICE	O-S	0.58	5580
70	DR01-082	SEC BASELINE & ROSLYN	CHILD CARE CENTER	C-2	1.39	10100
71	DR01-083	6640 E MCKELLIPS	SIGNAGE	C-2		
72	DR01-084	1525 S GREENFIELD	REMODEL OF EXISTING BANK	O-S	1.1	9296
73	DR01-086	450 S SOSSAMAN	RETAILS SHOPS	C-2	0.74	8323
74	DR01-087	1121 S HIGLEY	RETAIL SHOPS	C-2	1.02	8840

Map #	Case #	Address	Proposal	Zoning	Site Area (acres)	Building Size (sq. ft)
75	DR01-088	NWC VAL VISTA & BASELINE	SHOPPING CENTER	C-2-BIZ	26.3	193519
76	DR01-089	100 TO 200 BLOCK OF SOUTH POWER	RESTAURANT	C-2	1.99	7042
77	DR01-090	163 N DOBSON	OFFICE BUILDING	C-2 AND C-3	2.26	24000
78	DR01-092	5456 E MDOWELL	OFFICE WAREHOUSE	M-1	6.08	19850
79	DR01-093	SOUTH SOSSAMAN	AIRCRAFT SERVICE FACILITY	M-1-DMP	6.68	85742
80	DR01-094	1454 S DOBSON	ADDITION TO AN EXISTING MEDICAL BUILDING	C-1	1.32	19403
81	DR01-095	1600 E MAIN	DEPARTMENT OF ECONOMIC SECURITY OFFICE BUILDING	C-2	2.26	21056
82	DR01-096	NWC 32 ST AND BASELINE	OFFICE RETAIL PROJECT	-2	9.43	81275

Source: MesaPlanning Division (2001)

Planning and Zoning Board

PURPOSE

Conduct public hearings and make recommendations to City Council on requests to amend the Zoning Map and the Zoning Ordinance. Also makes recommendations to City Council on Council Use Permits, Site Plan Reviews, Site Plan Modifications, Subdivision Plat approvals, and modifications of the General Plan.

Members: Chris Zaharis, Chair
Marty Wahlen, Vice Chair
Lynda Bailey
Dan Brock
Sue Kathe
Alan Parker
Jerry Petrie

2001 Planning & Zoning Board Cases

HIGHLIGHTS OF THE BOARD'S YEAR

RESIDENTIAL HIGHLIGHTS

11 Single Residence Subdivisions

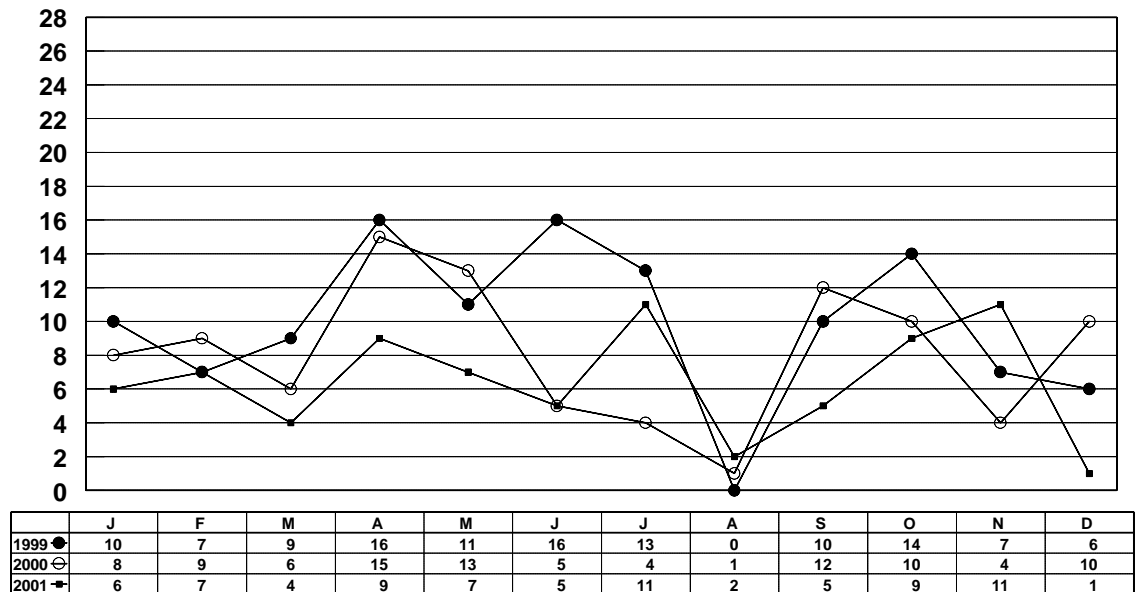
3 Approved condominium / townhouse cases:

COMMERCIAL HIGHLIGHTS

12 Retail cases approved

18 Office cases approved

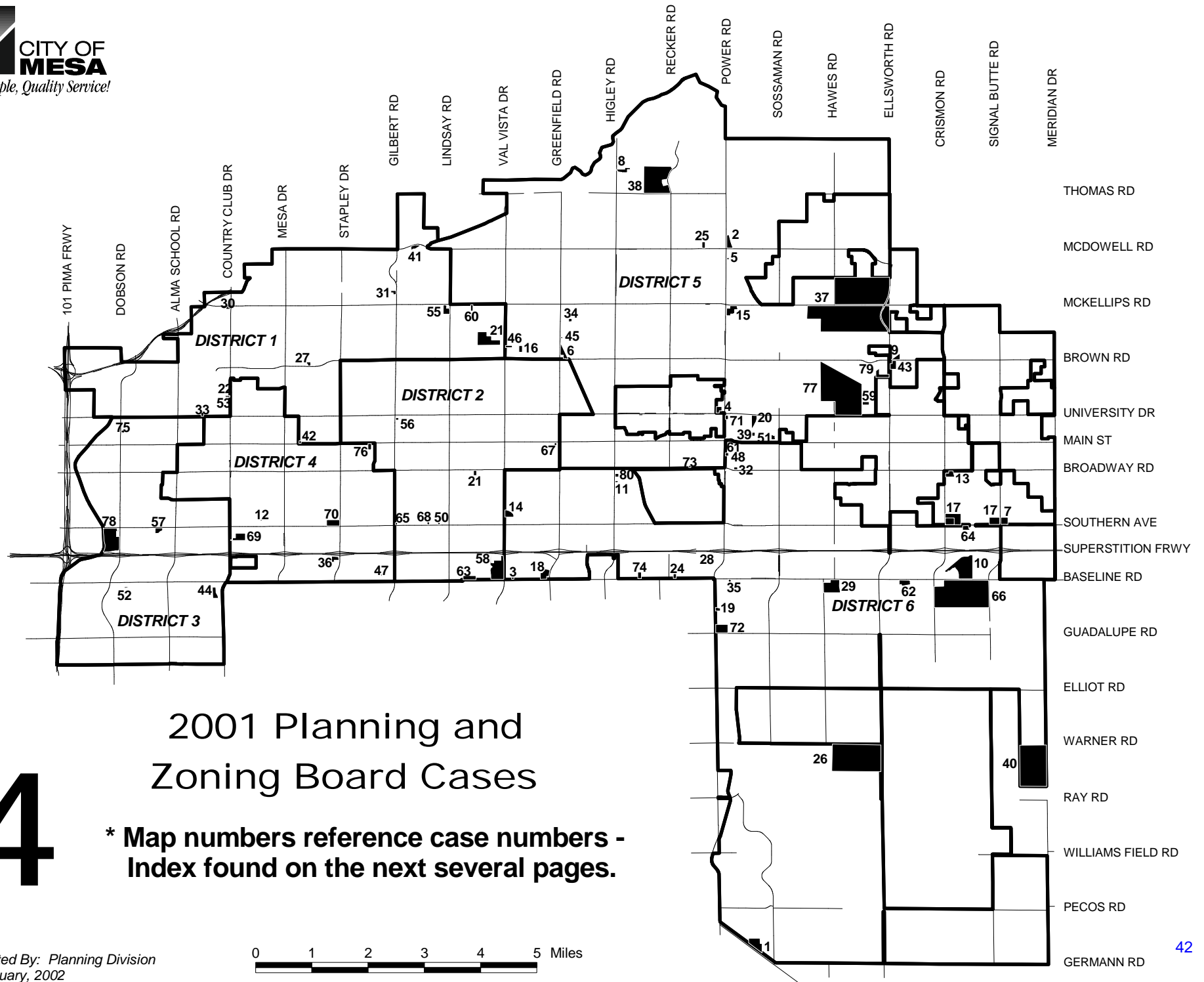
CASES HEARD BY THE PLANNING AND ZONING BOARD



ANNUAL TOTALS: JANUARY THROUGH DECEMBER
1999 = 119, 2000 = 97, 2001 = 80

2001 Planning & Zoning Board Cases

TYPE	CITY COUNCIL				
	APPROVED	DENIED	WITHDRAWN	PENDING	TOTAL
RESIDENTIAL					
CONDO SUBDIVISION	3				3
DEVELOPMENT MASTER PLAN ZONING	1				1
MODIFY DEVELOPMENT MASTER PLAN	1				1
SINGLE RESIDENCE	11				11
COMMERCIAL					
AUTO DEALERSHIP	1				1
DAY CARE	1				1
CONVENIENCE STORE W/GAS PUMPS	2				2
OFFICE / RETAIL	1				1
OFFICE	18				18
OFFICE / WAREHOUSE	2		1		3
RESTAURANT	4				4
RETAIL	12			1	13
HOSPITAL EXPANSION	1				1
SITE PLAN MODIFICATION	5				5
MANUFACTURING					
INDUSTRIAL PARK	2		1		3
SITE PLAN REVIEW				1	
COUNCIL USE PERMIT					
CHARTER SCHOOL	3		2		5
TATTOO PARLOR	1				1
EMPLOYMENT CENTER	1				1
OTHER					
CITY ZONING - ANNEXED COUNTY LANDS	1				1
CITY PARK	1				
HISTORIC OVERLAY	1				
CHURCH	1				
TOTAL	74	0	4	2	80



Planning and Zoning Cases for 2001

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
1	Z00-065	N OF THE NWC SOSSAMAN RD & GERMANN RD	M-2	SITE PLAN REVIEW	20	SITE PLAN REVIEW	CONTINUED
2	Z00-070	NEC POWER RD & MCDOWELL RD	R1-90 (CONCEPTUAL C-2)	RETAIL	7+		WITHDRAWN
3	Z00-072	3720 E BASELINE RD	C-2	RETAIL	1.03	SITE PLAN REVIEW	APPROVAL WITH CONDITIONS
4	Z00-078	6600 BLK E UNIVERSITY DR (NORTH SIDE)	C-2	CONDOMINIUMS	6.4	R-2-PAD	APPROVAL WITH CONDITIONS
5	Z00-082	S OF THE SEC POWER RD & MCDOWELL RD	C-2 DMP	SITE PLAN MODIFICATION	.8	SPM	APPROVAL WITH CONDITIONS
6	Z00-083	NEC BROWN RD & GREENFIELD RD	C-2	SITE PLAN MODIFICATION	10.3	SPM	APPROVAL WITH CONDITIONS
7	Z00-084	NEC SIGNAL BUTTE RD & SOUTHERN AVE		SITE PLAN MODIFICATION	13.9+		WITHDRAWN
8	Z00-085	N OF THOMAS E OF HIGLEY	R1-90	INDUSTRIAL	8.46		WITHDRAWN
9	Z00-088	NEC ELLSWORTH RD & BROWN RD	R1-43	SINGLE RESIDENCE	5	R1-6 PAD	APPROVAL WITH CONDITIONS
10	Z00-089	NEC VALLE VERDE & BASELINE RD		SITE PLAN MODIFICATION	32.7	SPM	APPROVAL WITH CONDITIONS
11	Z00-090	551 S. HIGLEY RD.	AG	REZONE FROM AG TO O-S	1+		WITHDRAWN

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
12	Z01-001	1107 S CENTER ST	M-1	DAY LABOR HIRING CENTER	.5	COUNCIL USE PERMIT	APPROVAL WITH CONDITIONS
13	Z01-002	S AND E OF THE SEC CRISMON AND BROADWAY	R1-9-DMP(CONCEPTUAL R-3)	SINGLE RESIDENCE	11	R1-6 PAD DMP	APPROVAL WITH CONDITIONS
14	Z01-003	SEC OF VAL VISTA DR AND ENID AVE	C-2	SINGLE RESIDENCE	11	R-2 PAD	APPROVAL WITH CONDITIONS
15	Z01-004	SEC POWER RD AND MCKELLIPS RD	R-2-PAD	RETAIL CENTER	16	C-2	APPROVAL WITH CONDITIONS
16	Z01-005	THE 3800 BLOCK OF E HUBER ST	AG	SINGLE RESIDENCE	4.3	R1-35	APPROVAL WITH CONDITIONS
17	Z01-006	PARKWOOD RANCH PARCELS 18-19-22	PF AND R1-9	MODIFY DEVELOPMENT MASTER PLAN	50	R-3 & C-2	APPROVAL WITH CONDITIONS
18	Z01-007	NWC BASELINE AND GREENFIELD RDS	C-2	RETAIL (K-MART)	15	SPM	APPROVAL WITH CONDITIONS
19	Z01-008	SEC POWER RD AND MADERO AVE	R-3	OFFICE	3.43	O-S	APPROVAL WITH CONDITIONS
20	Z01-009	SWC UNIVERSITY DR AND SUN VALLEY BLVD	C-2	OFFICE	10	O-S PAD	APPROVAL WITH CONDITIONS
21	Z01-010	SWC OF 32ND ST AND BROADWAY	R1-43	SINGLE RESIDENCE	3.03	R1-9	APPROVAL WITH CONDITIONS
22	Z01-011	652 N COUNTRY CLUB DR	R-4	OFFICE	1.3	O-S PAD	APPROVAL WITH CONDITIONS
23	Z01-012	SWC US 60 & SUPERSTITION SPRINGS BLVD	C-2	AUTO MALL	32	M-1 PAD	APPROVAL WITH CONDITIONS

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
24	Z01-013	6052 E BASELINE RD	AG	OFFICE/WAREHOUSE	3±	M-1	APPROVAL WITH CONDITIONS
25	Z01-014	NWC E McDOWELL ROAD AND RAMADA	R1-9	OFFICE PROJECT	4.2	O-S	APPROVAL WITH CONDITIONS
26	Z01-015	THE 8600-9100 E WARNER RD (S SIDE)	AG-AF	INDUSTRIAL	240	M-1 AF	APPROVAL WITH CONDITIONS
27	Z01-016	730 E BROWN RD MESA	C-2	TATOO PARLOR	100 SQ FT	CUP	APPROVAL WITH CONDITIONS
28	Z01-017	6426 E SUPERSTITION SPRINGS BLVD	C-2-DMP	CREDIT UNION FACILITY	1.10	SITE PLAN REVIEW	APPROVAL WITH CONDITIONS
29	Z01-018	SEC BASELINE & HAWES	AG	SINGLE RESIDENCE	30	R1-6 PAD	APPROVAL WITH CONDITIONS
30	Z01-019	W OF THE SWC OF MCKELLIPS RD AND COUNTY CLUB DRIVE	R-3	JACK IN THE BOX	1.27	C-2	APPROVAL WITH CONDITIONS
31	Z01-020	NWC OF GILBERT RD AND E. Kael ST	R-2	OFFICE	3.12	O-S	APPROVAL WITH CONDITIONS
32	Z01-022	NWC BROADWAY & 70TH STREET	C-2	OFFICE	1.91	SPM	APPROVAL WITH CONDITIONS
33	Z01-023	818 W UNIVERSITY DR	C-3 & C-2	PHILLIPS 66 STATION #57550	1.73	SPM	APPROVAL WITH CONDITIONS
34	Z01-024	4521 E JENSEN ST	M-1	OFFICE / WAREHOUSE	2.05	M-1-PAD	APPROVAL WITH CONDITIONS
35	Z01-025	E OF THE SWC OF BASELINE RD AND ROSLYN	C-2 DMP	CHILD CARE FACILITY	1.39	SPM	APPROVAL WITH CONDITIONS

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
36	Z01-026	SWC OF US-60 AND STAPLEY	M-1	RESTAURANTS	2.66	SPM	APPROVAL WITH CONDITIONS
37	Z01-027	8000 - 9100 BLOCKS E MCKELLIPS RD	R-1-35 DMP	MODIFICATION OF AN APPROVED ORDINANCE	760 ±	R-1-35	APPROVAL WITH CONDITIONS
38	Z01-028	LANDS WEST OF RECKER RD AND N OF THOMAS RD	M-1-PAD-DMP	FUTURE CITY PARK	133.97	PF	APPROVAL WITH CONDITIONS
39	Z01-030	111 N SUNVALLEY BLVD	R-4	OFFICE	2.25	O-S	APPROVAL WITH CONDITIONS
40	Z01-031	THE AREA E OF THE SEC OF MOUNTAIN AND WARNER RD	COUNTY RURAL 43, R1-35 RUPD, R1-18 RUPD, & R1-10 RUPD	ESTABLISHMENT OF CITY ZONING ON RECENTLY ANNEXED PROPERTY.	229.47	R1-35 PAD, R1-15 PAD, AND R1-9 PAD	APPROVAL WITH CONDITIONS
41	Z01-032	2222 E LEHI	R1-43	HISTORIC OVERLAY ON CRISMON FARM HOMESTEAD	3.85	R1-43 HP	APPROVAL WITH CONDITIONS
42	Z01-033	NEC OF E MAIN AND HOBSON	C-2 AND R-2	RETAIL CENTER	1.73	C-2	APPROVAL WITH CONDITIONS
43	Z01-034	SEC OF BROWN & ELLSWORTH RD	C-2	RETAIL	10.93	SITE PLAN REVIEW	APPROVAL WITH CONDITIONS
44	Z01-035	SWC OF COUNTRY CLUB DR & BASELINE RD	M-1 & M-1-PAD (PHASE1)	OFFICE PARK	1.6	M-1-PAD & SITE PLAN REVIEW	APPROVAL WITH CONDITIONS
45	Z01-036	4404 E HOBART	R-3	OFFICE	.58	O-S	APPROVAL WITH CONDITIONS
46	Z01-037	SEC VAL VISTA & HUBER	AG	SINGLE RESIDENCE	9.5	R1-35	APPROVAL WITH CONDITIONS
47	Z01-038	1818 E BASELINE RD	AG	OFFICE	0.5	C-1 & SITE PLAN REVIEW	APPROVAL WITH CONDITIONS

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
48	Z01-039	NORTH OF THE NEC OF POWER RD & BROADWAY RD	C-2	RESTAURANT	2.4	SITE PLAN REVIEW	APPROVAL WITH CONDITIONS
49	Z01-040	SWC OF BROWN RD AND CENTER ST	R-4	CONDOMINIUMS	6.2	R-4 PAD	APPROVAL WITH CONDITIONS
50	Z01-041	2640 E SOUTHERN AVE	R1-43	OFFICE	.94	O-S & SPR	APPROVAL WITH CONDITIONS
51	Z01-042	7464 E MAIN STREET	C-2	CHARTER SCHOOL	18.35	COUNCIL USE PERMIT	APPROVAL WITH CONDITIONS
52	Z01-043	S OF SEC BASELINE RD AND PENNINGTON	C-2	CHARTER SCHOOL	.85	COUNCIL USE PERMIT	APPROVAL WITH CONDITIONS
53	Z01-044	652 N COUNTRY CLUB DR	O-S PAD	OFFICE / RETAIL	1.3	C-2	APPROVAL WITH CONDITIONS
54	Z01-045	NWC OF PECOS & MERIDIAN	AG	INDUSTRIAL PARK	103.86	M-2 AF	APPROVE WITH CONDITIONS
55	Z01-046	SWC OF MCELLIPS RD & LINDSAY RD	C-2	RETAIL CENTER	8.82	SPM	APPROVAL WITH CONDITIONS
56	Z01-047	323 N GILBERT RD	C-2	CHARTER HIGH SCHOOL	1	COUNCIL USE PERMIT	APPROVAL WITH CONDITIONS
57	Z01-048	1457 W SOUTHERN AVE	C-2	CHARTER HIGH SCHOOL	1		WITHDRAWN
58	Z01-049	NWC OF VAL VISTA DR & BASLINE RD	C-2 BIZ DMP CUP	RETAIL	55	SPM	APPROVAL WITH CONDITIONS
59	Z01-050	SEC OF 88TH ST AND DECATUR RD	R1-43	SINGLE RESIDENCE	4.53	R1-6-PAD	APPROVAL WITH CONDITIONS

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
60	Z01-051	3109 E MCKELLIPS RD	R1-43	RETAIL	2.89	C-2	APPROVAL WITH CONDITIONS
61	Z01-052	6841-6847 E MAIN ST	C-2	CHARTER SCHOOL	11.1		WITHDRAWN
62	Z01-053	SWC OF BASELINE & BALDWIN	R-3-DMP	CONDOMINIUM	13.18	R-3-PAD-DMP & SPR	APPROVAL WITH CONDITIONS
63	Z01-054	NWC OF 32ND ST & BASELINE RD	C-2	OFFICE	11.69	C-2 PAD & SPM	APPROVAL WITH CONDITIONS
64	Z01-056	E OF SEC OF SOUTHERN & CRISMON	PEP, C-2, M-1 AND PEP	CHURCH	5	SPR	APPROVAL WITH CONDITIONS
65	Z01-057	NEC OF SOUTHERN AVE AND GILBERT RD	C-2	RESTAURANT	.792	SPM	APPROVAL WITH CONDITIONS
66	Z01-058	S & E OF THE SEC OF BASELINE & CRISMON RDS	AG	MASTER-PLANNED RESIDENTIAL DEVELOPMENT	302	R1-6-PAD & R1-7-PAD WITHIN A DMP	APPROVAL WITH CONDITIONS
67	Z01-059	W OF THE SWC OF MAIN ST AND GREENFIELD RD	C-2, AG	RETAIL	0.91	C-2 AND SPR	APPROVAL WITH CONDITIONS
68	Z01-060	2400 BLK OF E SOUTHERN AVE (NORTH SIDE)	R1-43	OFFICE	1.25	O-S	APPROVAL WITH CONDITIONS
69	Z01-061	1300-1400 BLKS OF S COUNTRY CLUB DR (E OF FRONTAGE)	R-4, C-3, M-1	SINGLE RESIDENCE	15.7	R-2-PAD	APPROVAL WITH CONDITIONS
70	Z01-062	NWC OF STAPLEY DR & SOUTHERN AVE	C-2	RETAIL CENTER	16.785	SPM	APPROVAL WITH CONDITIONS
71	Z01-063	SEC OF POWER RD AND UNIVERSITY DR	C-2	CONVENIENCE STORE / GAS STATION	2.13	SPM	APPROVAL WITH CONDITIONS

Map #	Case #	Location	Previous Zoning	Proposal	Acres	Approved Zoning	Decision
72	Z01-064	NEC OF POWER & GUADALUPE ROADS	R1-7, (CONCEPTUAL C-2)	RETAIL	19.17		PENDING
73	Z01-065	NWC OF BROADWAY RD AND 63RD ST	AG (CONCEPTUAL C-2)	OFFICE	1	O-S & SPR	APPROVAL WITH CONDITIONS
74	Z01-066	5620 E BASELINE RD	M-1	RETAIL		SPM	APPROVAL WITH CONDITIONS
75	Z01-067	163 N DOBSON RD	C-2	OFFICE	2.26	SPM	APPROVAL WITH CONDITIONS
76	Z01-068	1600 BLOCK OF E MAIN ST (SOUTH SIDE)	C-3	OFFICE		SPM	APPROVAL WITH CONDITIONS
77	Z01-069	8700 E UNIVERSITY DR	R-4-PAD	SINGLE RESIDENCE	332	MODIFICATION OF AN EXISTING R-4-PAD	APPROVAL WITH CONDITIONS
78	Z01-070	1400 S DOBSON RD	C-1-BIZ & R-4	EXPANSION OF DESERT SAMARITAN HOSPITAL.	71	SPM	APPROVAL WITH CONDITIONS
79	Z01-071	S OF SWC OF ELLSWORTH AND BROWN	R1-43	SINGLE RESIDENCE	11.4	R1-6-PAD	APPROVAL WITH CONDITIONS
80	Z01-072	S OF SEC OF BROADWAY AND HIGLEY RDS	C-2	OFFICE	2.57	C-2-PAD AND SPM	APPROVAL WITH CONDITIONS

Source: MesaPlanning Division (2001)

Subdivision Review

PURPOSE

Provide orderly growth and harmonious development in the City of Mesa. To ensure adequate traffic circulation; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for water supply, drainage, sanitary sewerage, and other health requirements; to ensure adequate school sites, recreation areas, and other public facilities; to promote the conveyance of land by accurate legal description.

Subdivision Review

TECHNICAL REVIEW MEMBERS

City Staff Representatives

Lesley Davis, Planning

Jo Ferguson, Planning

Stan Hughes, Gas Marketing

David Heinert, Building Safety

Randy Brown, Building Safety

Ann Edwards, Building Safety

Joe Holmwood, Parks

Ken Draper, Street Lights

Paul Hutcheson, Police Dept.

Hal Key, Fire Prevention

Utility Representatives

Craig Carr, U.S. Post Office

Scott Gusson, Cox Communications

Amir Motamedi, Maricopa Co. Flood Control

Chris Lertique, Qwest

Kathy McDermott, SRP

Bryan Williams, Cable America

Joseph Jason, Maricopa Co. Health Dept.

2001 Final Subdivision Plats

HIGHLIGHTS (APPROVED BY THE CITY COUNCIL)

RESIDENTIAL HIGHLIGHTS

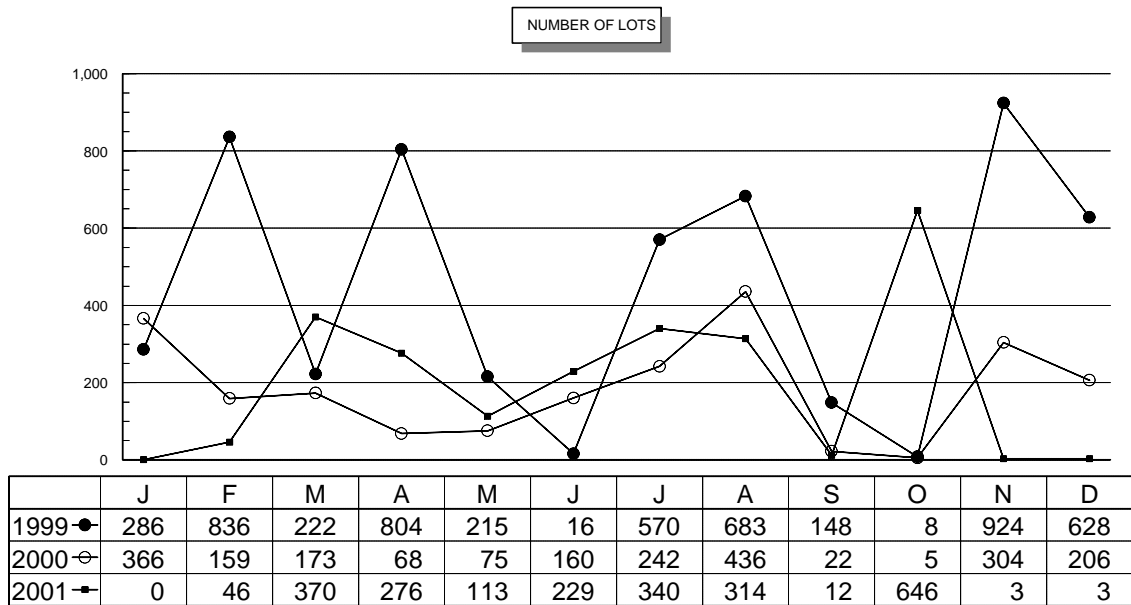
- 9** Approved residential cases:
- 1664 new residential lots proposed
- 6** Approved condominium/ townhouse cases:
- 458 new units

INDUSTRIAL SUBDIVISIONS

2 -24 lots

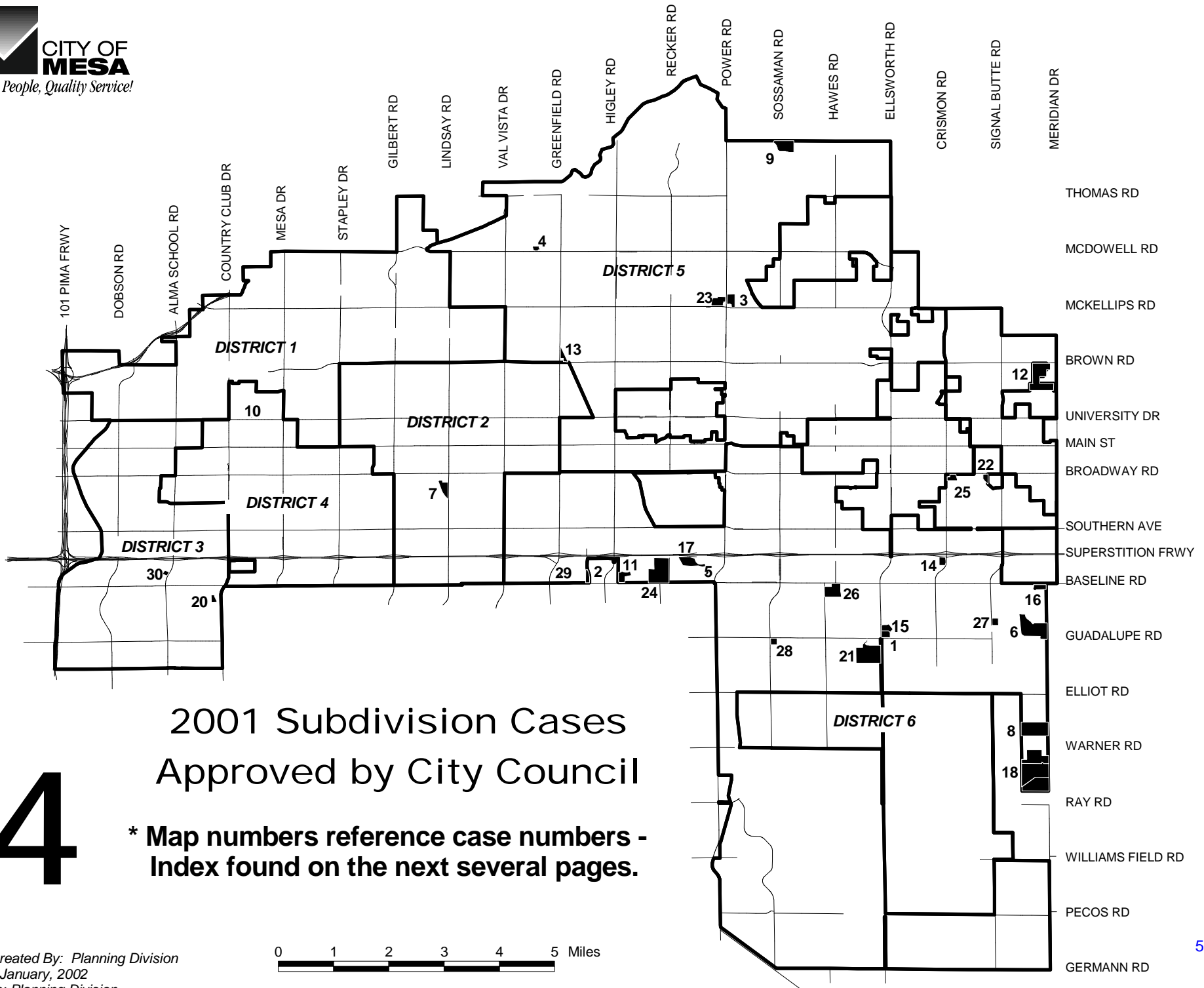
COMMERCIAL HIGHLIGHTS

10 - 53 lots



ANNUAL TOTALS: 1999 = 5340, 2000 = 2216, 2001 = 2352

YTD TOTALS: JANUARY THROUGH DECEMBER
1998 = 8407, 1999 = 5340, 2000 = 2216, 2001 = 2352



Subdivision Cases Approved by City Council in 2001

MAP	CASE	NAME	ACRES	LOTS	TYPE	COUNCIL	RECORDED
1	S00-031	ELLSWORTH CROSSING	11.39	5	COM	2/5/2001	5/23/2001
2	S00-030	PIERPONT COMMERCE CENTER	11.01	1	COM	2/20/2001	8/16/2001
3	S00-036	MCPOWER CORNER AMENDED	20.18	7	COM	2/20/2001	6/14/2001
4	S99-036	THE COURT AT THE COMMONS	5.72	17	IND	3/5/2001	
5	S00-032	SUPERSTITION LAKES - UNIT 3	1.92	32	SRA	3/5/2001	5/4/2001
6	S00-021	SUNLAND SPRINGS VILLAGE UNIT THREE	65.1	270	SRD	3/19/2001	2/14/2002
7	S00-042	LINDSAY CROSSING	24.34	107	SRD	4/16/2001	5/30/2001
8	S00-025	MOUNTAIN HEIGHTS	79.75	190	SDR	4/16/2001	10/30/2001
9	S00-014	HIDDEN CANYON AT LAS SENDAS	39.27	40	SRD	5/7/2001	5/24/2002
10	S01-005	TOWNES WEST AMENDED	0.399	5	SRA	5/21/2001	9/13/2001
11	S00-038	INVERNESS COMMONS APARTMENTS	21.82	1	MRA	5/21/2001	8/27/2001
12	S01-015	SALERNO RANCH	74.97	134	SRD	6/4/2001	12/5/2001
13	S01-007	MOUNTAIN VIEW PLAZA	12.76	7	COM	6/4/2001	4/19/2002
14	S00-027	AMENDED AUGUSTA CASITAS	12.3	92	SRA	6/25/2001	1/11/2002
15	S00-041	PARK CENTRAL AT AUGUSTA RANCH, CONDOMINIUM (RE-PLA	13.07	162	SRA	7/2/2001	4/12/2002
16	S00-028	CONDOMINIUM HOMES AT SUNLAND SPRINGS VILLAGE AMEN	13.33	104	SRA	7/16/2001	12/5/2001
17	S01-021	AUTO CENTER AT SUPERSTITION SPRINGS	31.68	7	COM	8/27/2001	2/8/2002
18	S01-022	AMENDED BELLA VISTA PHASE I, II, & III	41.06	291	SRD	8/27/2001	
20	S99-060	VINEYARD PLAZA	6.72	7	IND	9/10/2001	6/3/2002
21	S01-008	ARIZONA SKYLINE	96.24	370	SRD	10/8/2001	3/7/2002
22	S01-010	PARKWOOD RANCH PARCEL 17 EAST	8.6	34	SRD	10/22/2001	11/1/2001

MAP	CASE	NAME	ACRES	LOTS	TYPE	COUNCIL	RECORDED
23	S01-003	REPLAT OF RED MOUNTAIN PLAZA	22.33	4	COM	10/22/2001	10/30/2001
24	S01-020	ARIZONA HEALTH AND TECHNOLOGY PARK	85.12	10	COM	10/22/2001	6/18/2002
25	S01-009	PARKWOOD RANCH PARCEL 16	12.6	47	SRD	10/22/2001	11/1/2001
26	S01-017	MARBELLA	33.64	181	SRD	10/22/2001	11/28/2001
27	S00-040	SIGNAL BUTTE CASITAS	9.19	62	SRA	11/19/2001	3/15/2002
28	S01-034	THE SHOPS AT SOSSAMAN	6.19	2	COM	11/19/2001	2/7/2002
29	S01-011	THREE FALLS BUSINESS CENTER	1.49	3	COM	12/3/2001	
30	S01-014	MAP OF DEDICATION FOR MESA OFFICE SUITES	4.5	7	COM	12/17/2001	2/20/2002
Totals:			766.69	2199			

Annexation Cases

Annexation is the process used to incorporate parcels of unincorporated land in Maricopa County into the jurisdiction of the City of Mesa.

2001 SUMMARY

Case Number	Ordinance Number	Date Adopted	Date Effective	Acres Annexed	Sq. Miles Annexed	Sq. Miles Cumulative
A00-4	3843	12/18/2000	1/18/2001	229.47	0.36	128.5
A01-2	3747	12/17/2001	1/17/2002	152.72	0.31	128.8

A00-4 229.47± Acres

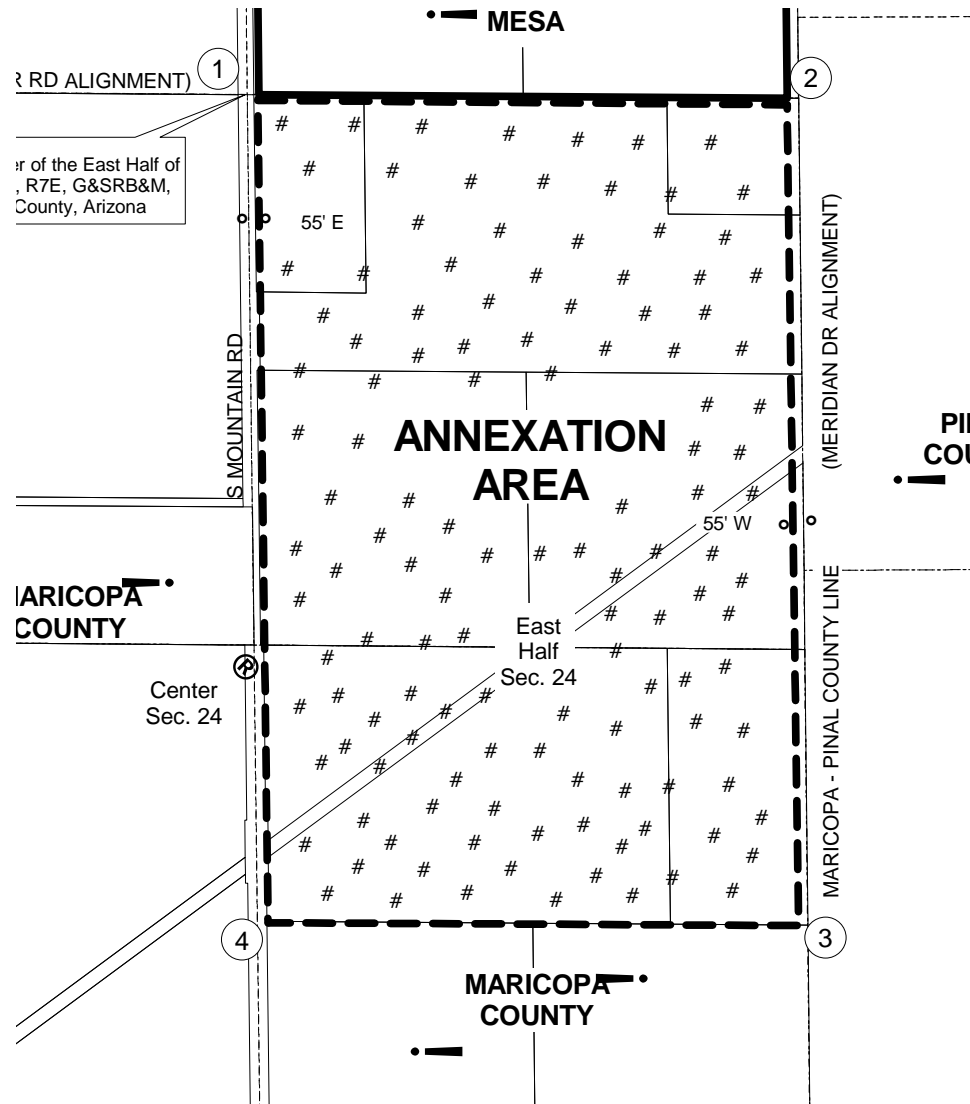
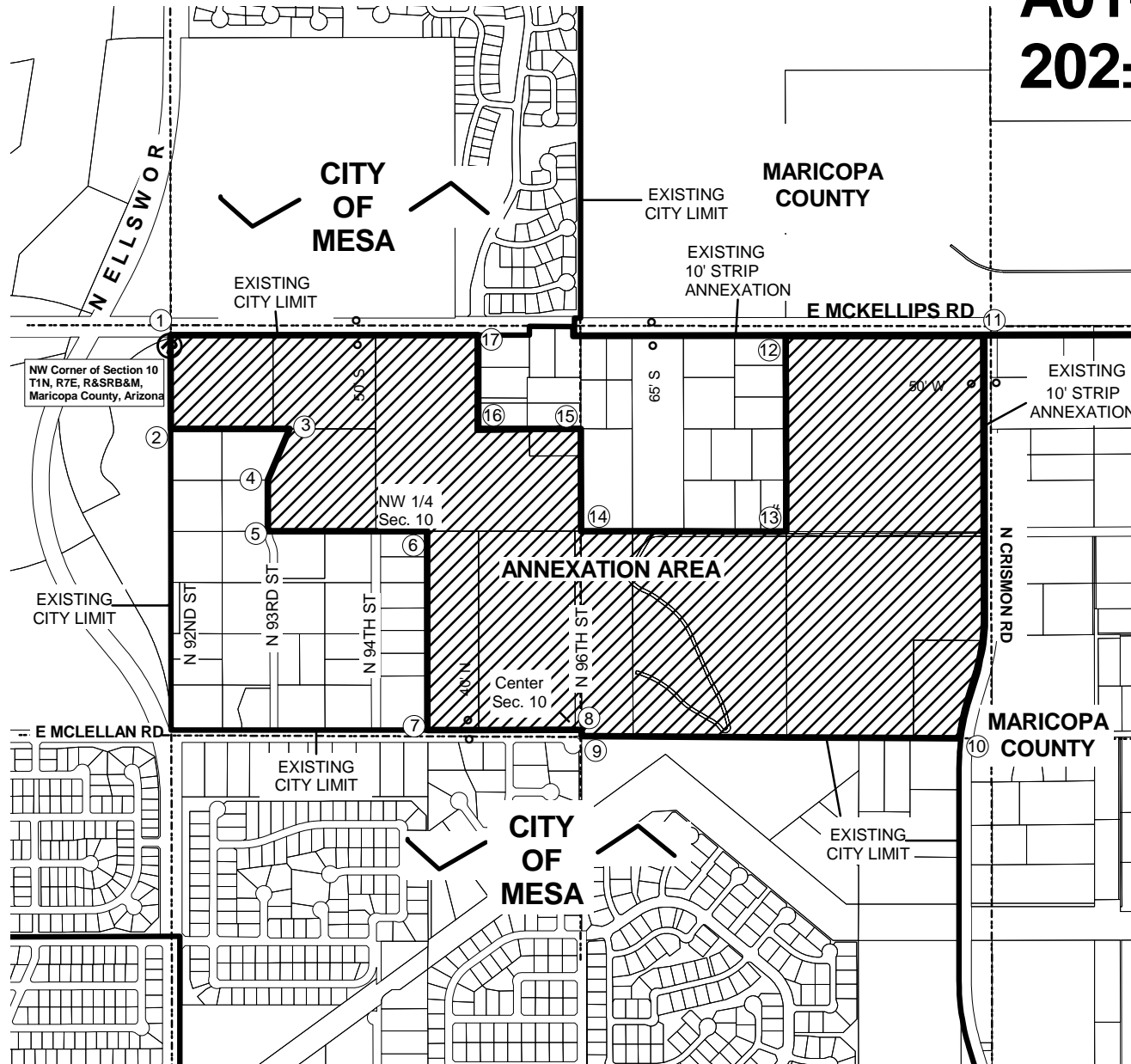


EXHIBIT "A"

A01-2 202± Acres



Mesa Existing Land Use

Existing Land Uses

CITY OF MESA

**128.50 SQUARE MILES ARE WITHIN
MESA'S CITY LIMITS.**

RANKING SIZE BY TOTAL SQUARE MILES.

VACANT

- 26.80 Square Miles

SMALL LOT RESIDENTIAL

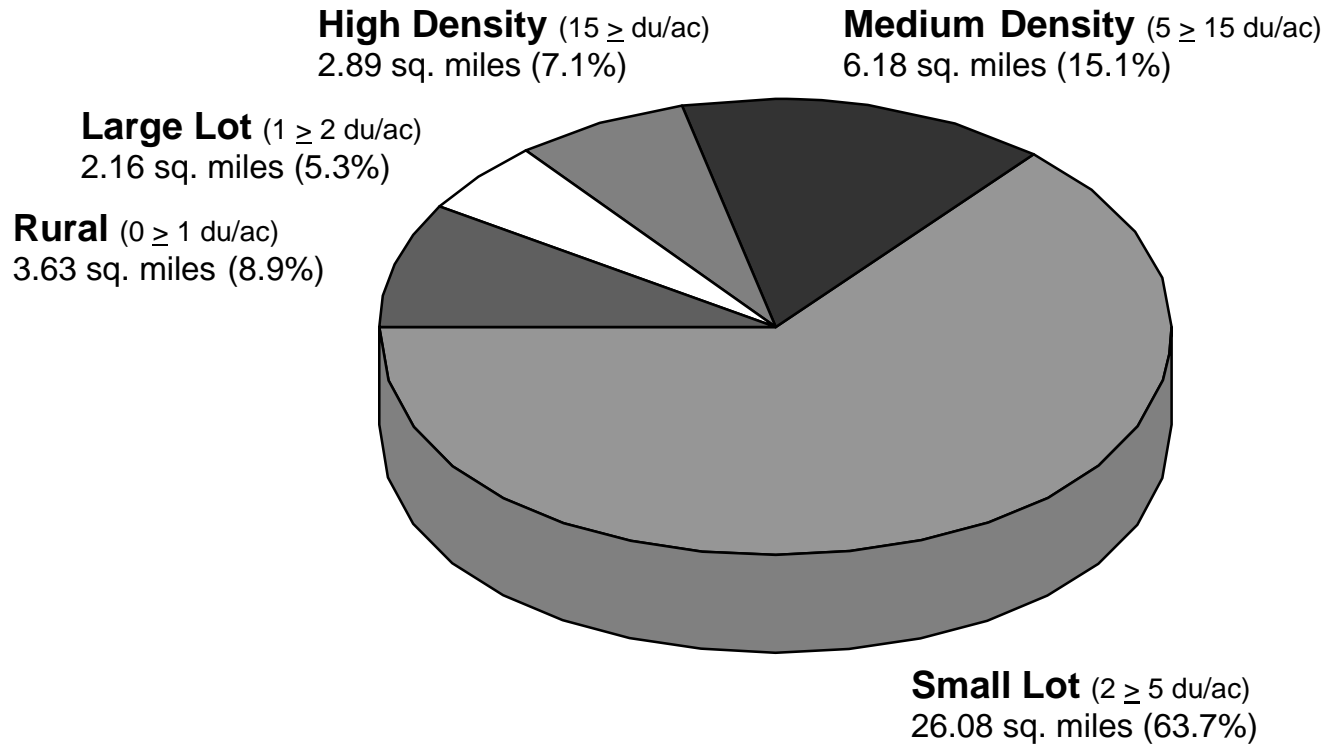
- 26.08 Square Miles

Land Use Type	Square Miles
Vacant	26.80
Small Lot Residential	26.08
Transportation	19.15
Agriculture	10.12
Recreational / Open Space	7.28
Airport	6.21
Medium Density Residential	6.18
Rural	3.63
Community Retail Center	3.14
High Density Residential	2.89
Industrial	2.78
Educational	2.46
Large Lot Residential	2.16
Public Facility	1.95
Water	1.79
Institutional	1.46
Neighborhood Retail Center	1.40
Dedicated / Non-developed	0.89
Business Park	0.72
Office	0.66
Regional Retail Center	0.32
Hotel / Motel / Resort	0.25
Warehouse / Distribution	0.18

Mesa Residential Land Use

BY SQUARE MILES & PERCENTAGE OF TOTAL REIDENTIAL LAND USE

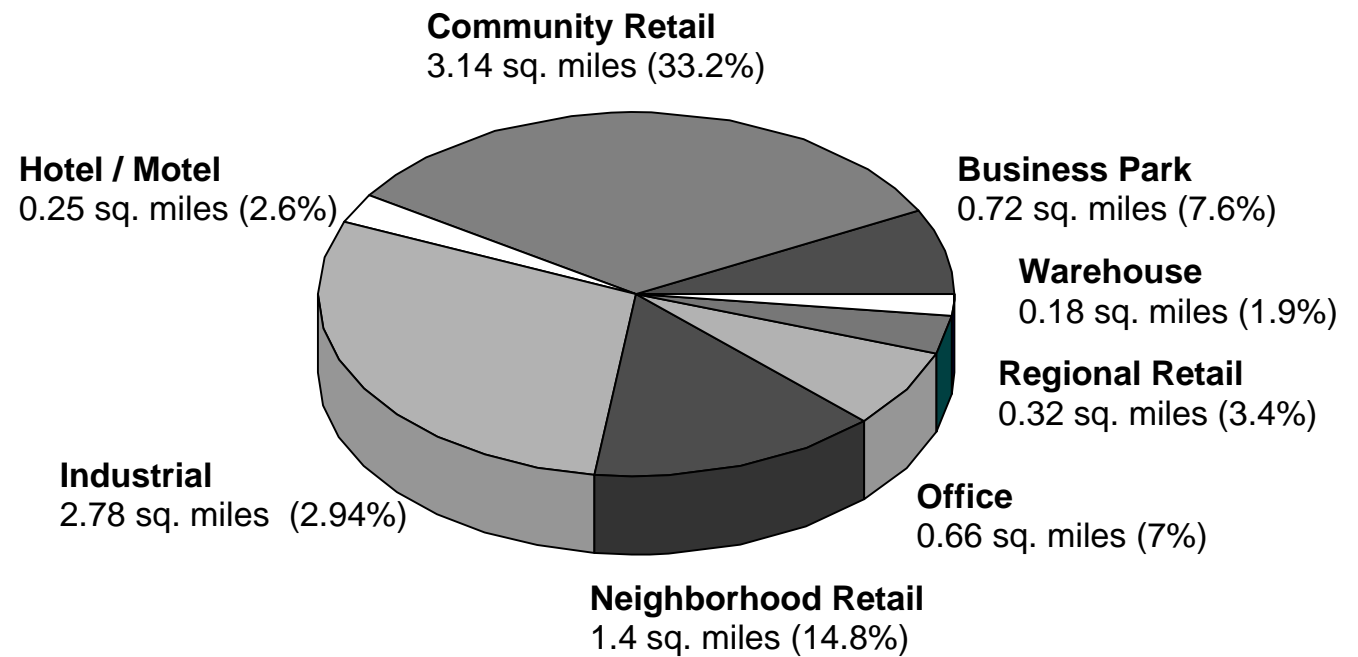
Mesa Corporate
Boundary
Consists of
128.50 Square
Miles



Commercial / Industrial Land Use

BY SQUARE MILES & PERCENTAGE OF TOTAL COMMERCIAL / INDUSTRIAL

Mesa Corporate
Boundary
Consists of
128.50 Square
Miles



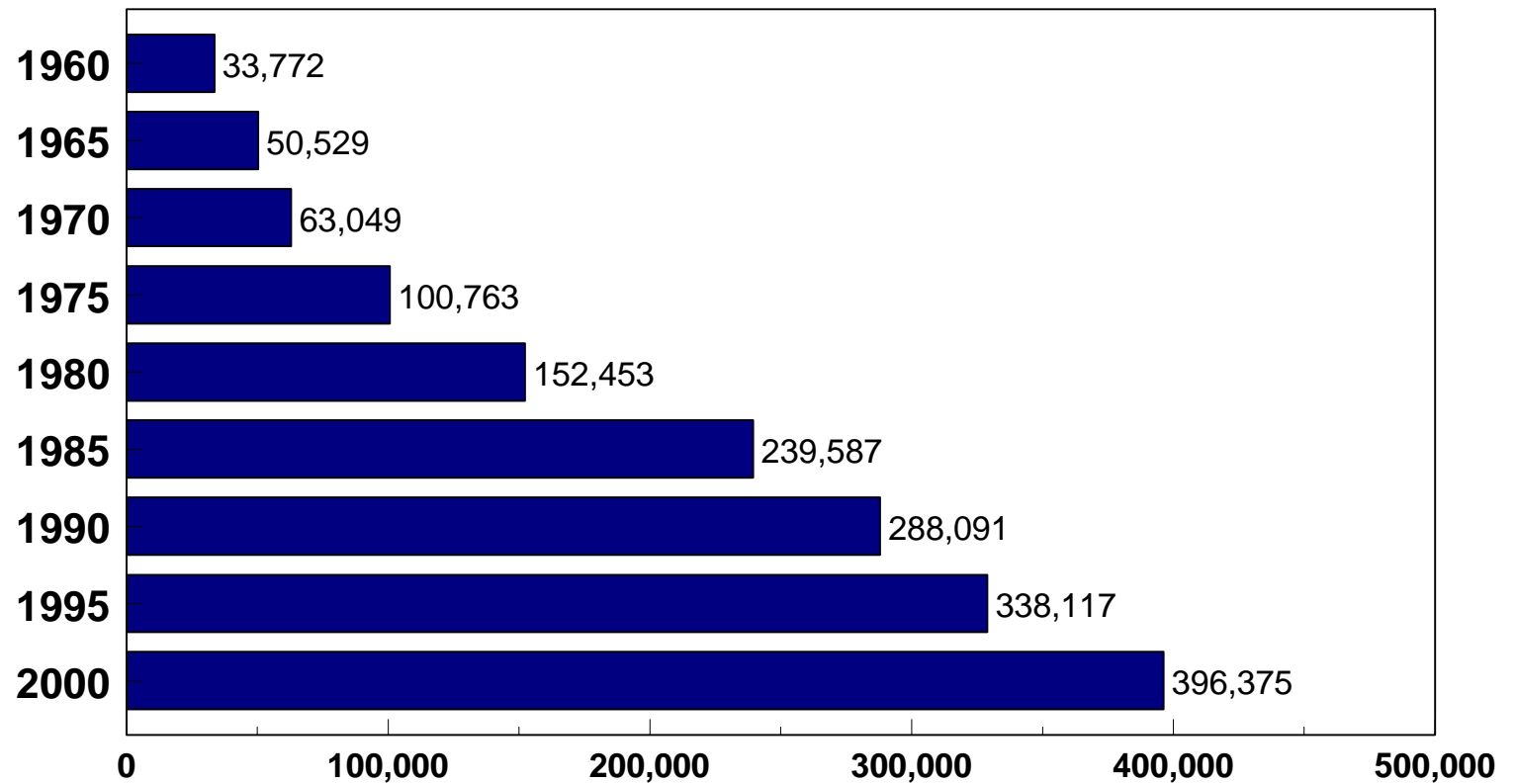
Population & Growth Estimates

Population & Dwelling Unit Totals

Year	Population	Dwelling Units	Persons per Dwelling Unit
2000	396,375	175,701	2.25
1995	338,117	152,792	2.21
1990	288,091	140,468	2.05
1985	239,587	110,166	2.17

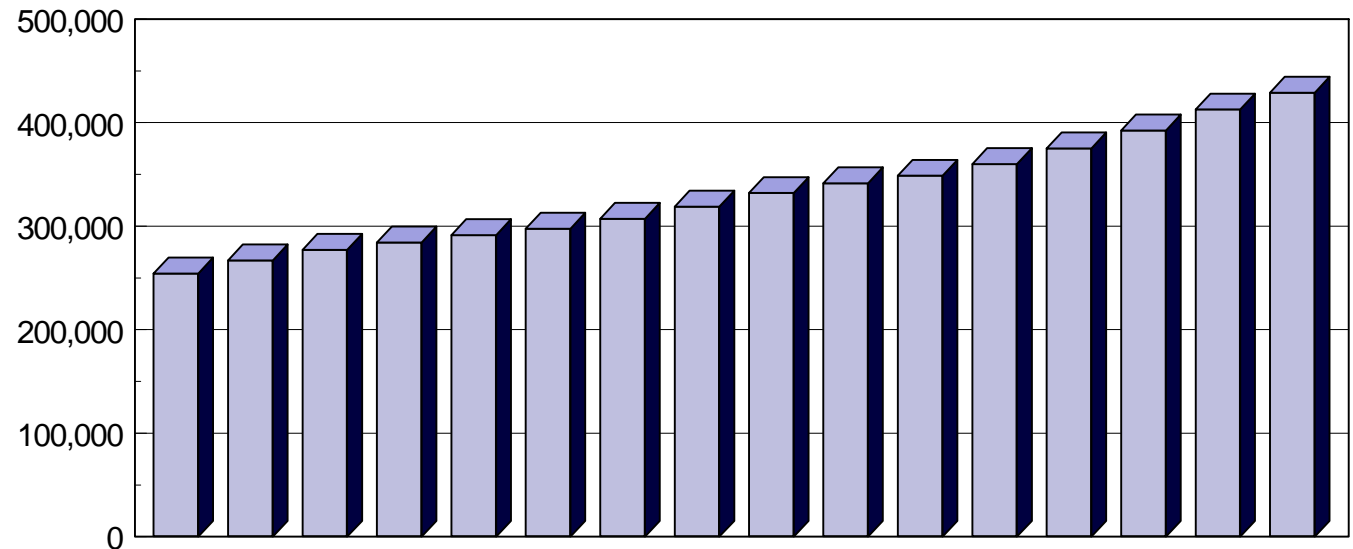
Mesa's Population Growth

*CENSUS TOTALS



Population Estimates

YEAR END TOTALS FROM 1986 - 2001



Total Population

1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
254,359	266,836	277,244	284,270	291,624	297,677	307,283	318,950	332,101	341,538	348,781	360,136	375,216	392,563	412,722	428,883

% change in population
from previous year

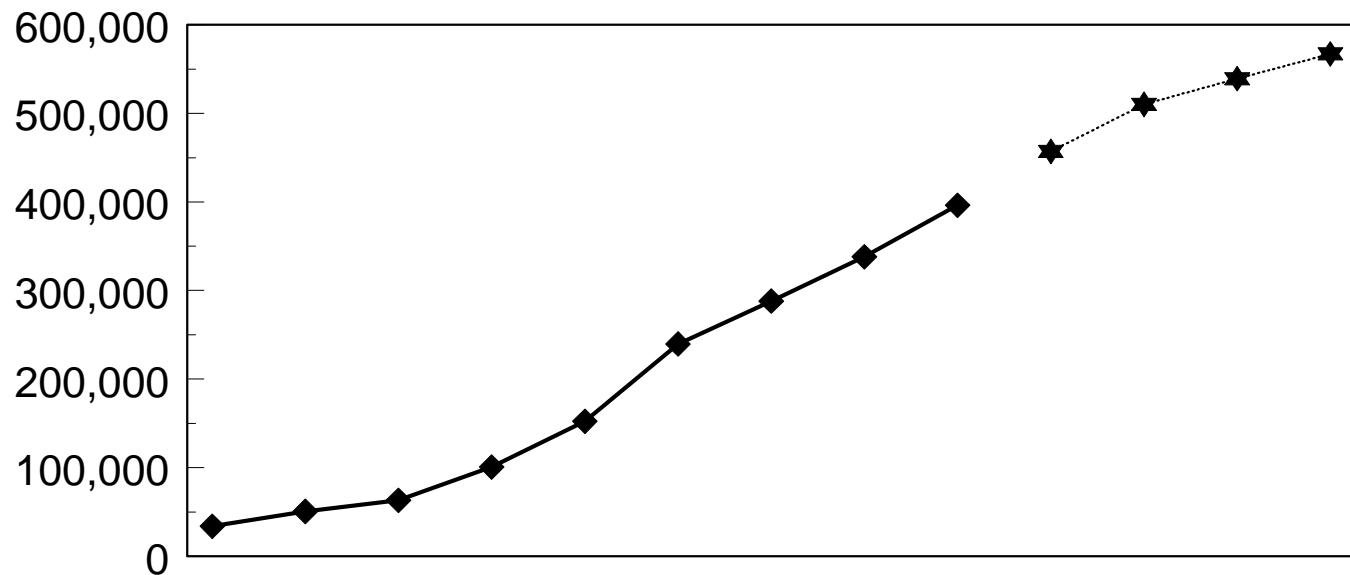
5%	4%	3%	3%	2%	3%	4%	4%	3%	2%	3%	4%	5%	5%	4%
12,477	10,408	7,026	7,354	6,053	9,606	11,667	13,151	9,437	7,243	11,355	15,080	17,347	20,159	16,161

Population increase
from previous year

Avg. Annual Increase = 11,877 (3.6%)

Census Population Total & MAG Projections

POPULATION PROJECTIONS



	1960	1965	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020
Census Totals ◆	33,772	50,529	63,049	100,763	152,453	239,587	288,091	338,117	396,375				
Projections ★										457,109	510,213	539,295	567,130